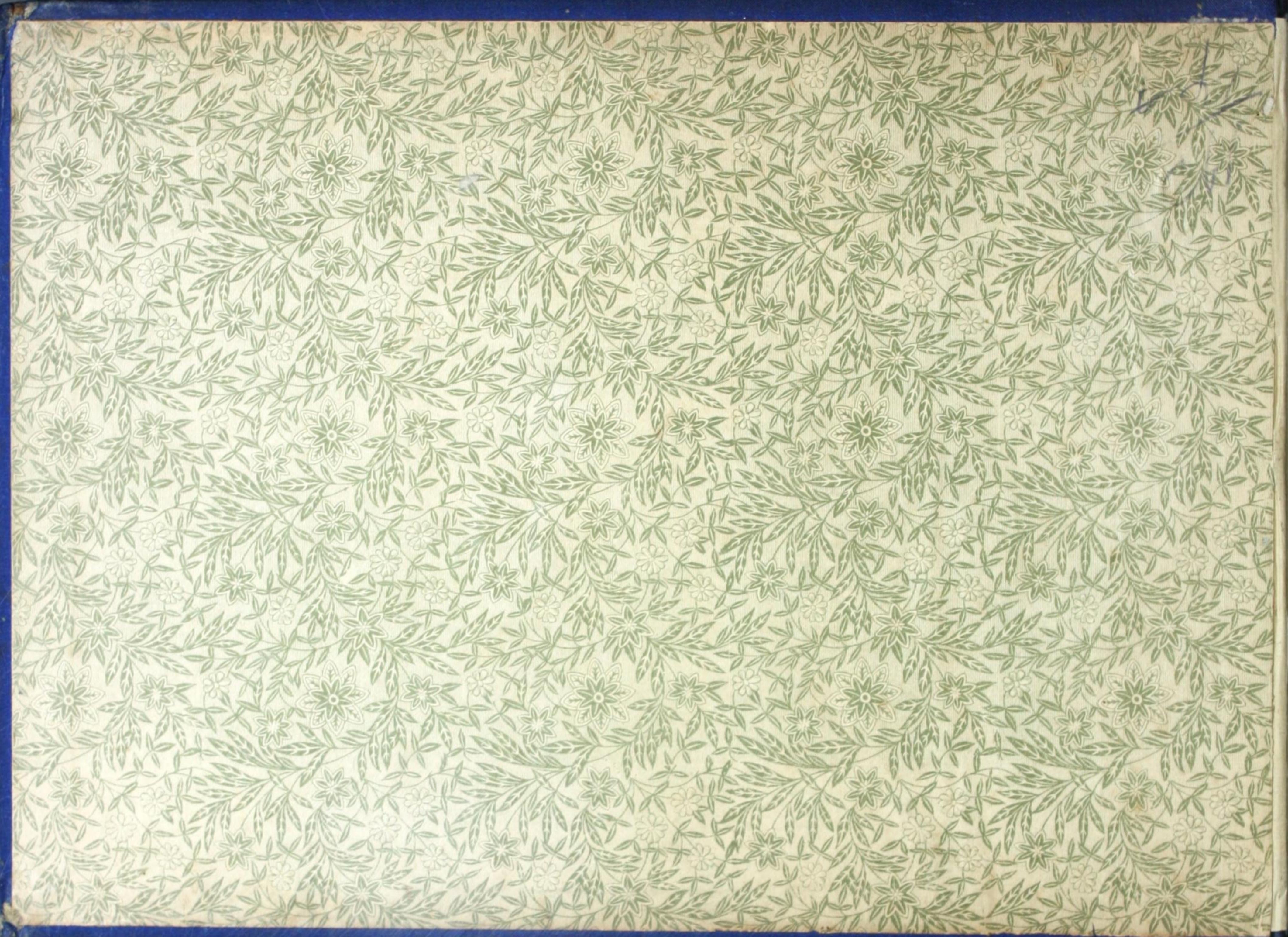


JEFFER'S  
HOUSE PLANS





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Samuel Augan

34771

Architect & Builder

42 (out 1)  
H. T. Koch 916  
(1920)

Samuel Augan  
Brooklyn

County of Queens



# LEFFEL'S HOUSE PLANS:

CONTAINING

## ELEVATIONS, PLANS AND DESCRIPTIONS OF HOUSES

COSTING FROM \$500 TO \$3,000,

AND ADAPTED TO FAMILIES HAVING

## GOOD TASTE AND MODERATE MEANS.

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*INCLUDING THE SIX PRIZE PLANS IN "THE MECHANICAL NEWS" COMPETITION.*

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NEW YORK:

JAMES LEFFEL & CO., 110 LIBERTY STREET.

1884.

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## LEFFEL'S HOUSE PLANS.

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To possess his own home is the worthy ambition of nearly every man who lives by his daily toil, whether of hand or brain. Usually he prefers to build that home himself, having his individual views of what is essential to a comfortable and attractive dwelling. In the vast majority of such cases the end sought must be attained at a cost not exceeding \$3,000, and \$1,000 to \$1,500 is frequently the limit. How to secure the best results for the least money is, in such circumstances, a question of vital importance, immaterial as it may seem to a man who can put from \$5,000 to \$50,000 into a house, and may therefore consult his taste without constant reference to his pocket. To aid in the solution of this problem and show how, in building a house, a small amount of money may be most judiciously spent, is the purpose of this book. Not to the few who are independent of considerations of economy, but to the many who, before they build, must sit down and count the cost, and to whom a small outlay is an essential matter, this work is addressed, with a sincere desire to serve their interests.

NEW YORK, July, 1884.

JAMES LEFFEL & CO.

## A COTTAGE COSTING \$1,400.

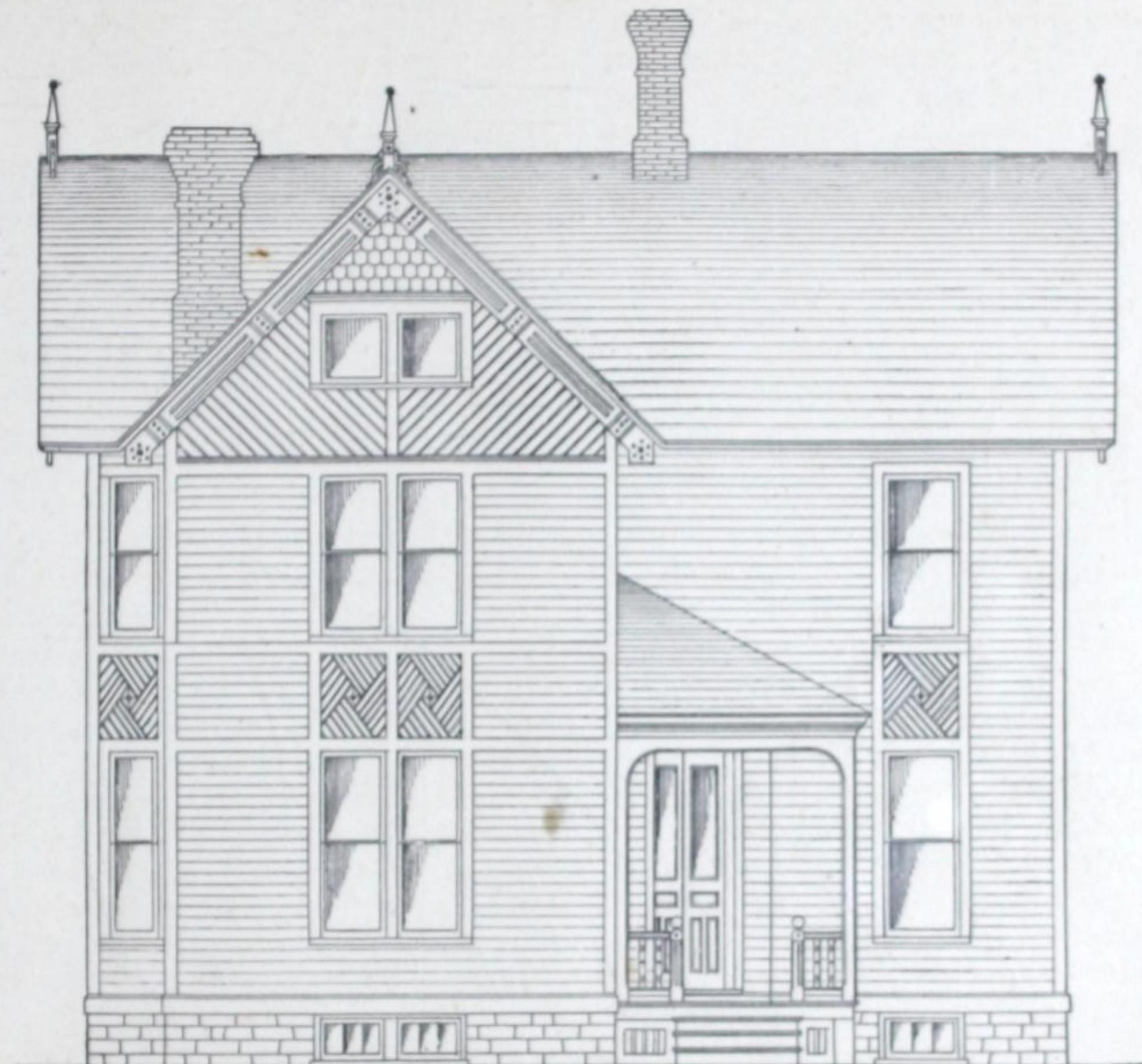
IT would be a lamentable circumstance if, in building a house to cost less than \$1,500, it were necessary to forego all thought of beauty, taste, or any of those conveniences of arrangement which people of larger means regard as indispensable. But there is no occasion for lamentation, for no such necessity exists. There are undoubtedly many thousands of instances in which the considerations we have named have been sacrificed in building houses of moderate cost, sometimes from total ignorance in regard to them, sometimes from a mistaken belief that they are unattainable short of double or treble the expenditure. There is, we confidently claim, no need that this poor and barren style of architecture should be endured because the builder has not \$3,000 or \$5,000 at his command. For less than half of the former sum he may, with due intelligence and good advice, provide himself with a home which will not make him uncomfortable either in body or mind by any defects of external appearance or interior arrangement. To prove that this is so has been the purpose of this series of house-plans, and we here give what we regard as an excellent example of the success which may be attained in this respect by careful and judicious use of a moderate amount of money.

As will be seen by the elevations, the design is plain. What little ornamentation is used about the exterior of the building is formed directly out of the material of which it is constructed, in such a manner as to add very little to its cost. The arrangement of the first floor is such as to make communication with all the rooms, as well as the stairs, convenient from the front door. A hat and coat rack is also provided for. Communication with the cellar and with the back-yard is had from the passage between the kitchen and dining-room. The attic affords considerable room for storage purposes, windows being introduced to admit light and to keep the second-story rooms cool in summer. The cellar extends under the

entire house, and is  $6\frac{1}{2}$  feet in the clear; the cellar wall is 18 inches thick, starting 6 inches below the cellar floor. The chimneys are built of hard, burned brick, the flues 8 x 8 inches, and smoothly plastered inside. Each chimney is provided with sheet-iron thimbles and caps, one to each room. The chimneys are flashed with tin at their junction with the roof; the gutters, spouts, etc., are of good quality tin.

All the walls and ceilings of the first and second floors are plastered three coats. The frame is of good quality spruce or hemlock; the sills 6 x 8, studs for corners, doors and windows 4 x 4, and all others 2 x 4; the joists for first and second stories 2 x 10, and for the attic floor 2 x 8, placed 16 inches between centres, with one course of bridging in the centre; the rafters 2 x 6, 2 feet between centres.

The exterior, with the exception of the gables and spaces between first and second story windows, is covered with  $\frac{7}{8}$ -inch drop siding. The gables are finished with matched and beaded stuff, and cut shingles, as shown on the elevation. The spaces between first and second story windows are finished with matched and beaded stuff, with rosette in the centre. The outside base, corner boards and casings are  $1\frac{1}{8}$ -inch stuff, and the verge board  $1\frac{3}{4}$ -inch, the entire exterior being covered with No. 2 Michigan pine. The first and second floors and porch floor are laid with No. 2 pine flooring, and the attic floor with common pine boards. This plan, which received the 1st prize in the MECHANICAL NEWS House Plan Competition (in the class of houses costing from \$500 to \$1,500) was furnished by William C. Bartell, Tiffin, Ohio. The estimates of cost, which appear in the main reasonable, make the total expenditure in building this house \$1,388.16. Necessarily the items must vary according to the locality; but the plan can, we believe, be carried out in a satisfactory manner for \$1,500 in any part of the country.



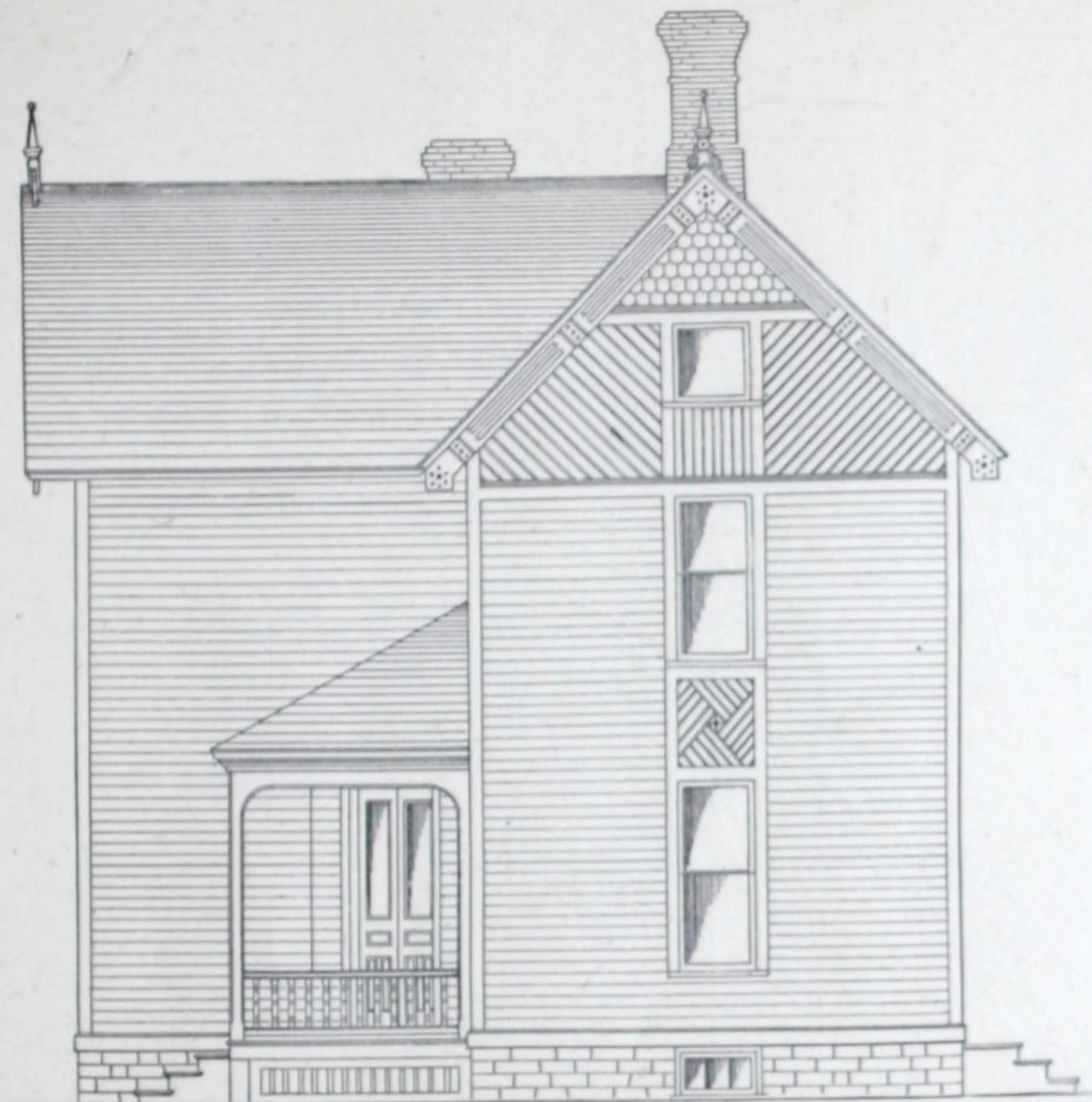
FRONT ELEVATION.

(5)

A  
COTTAGE  
FOR \$1,400.

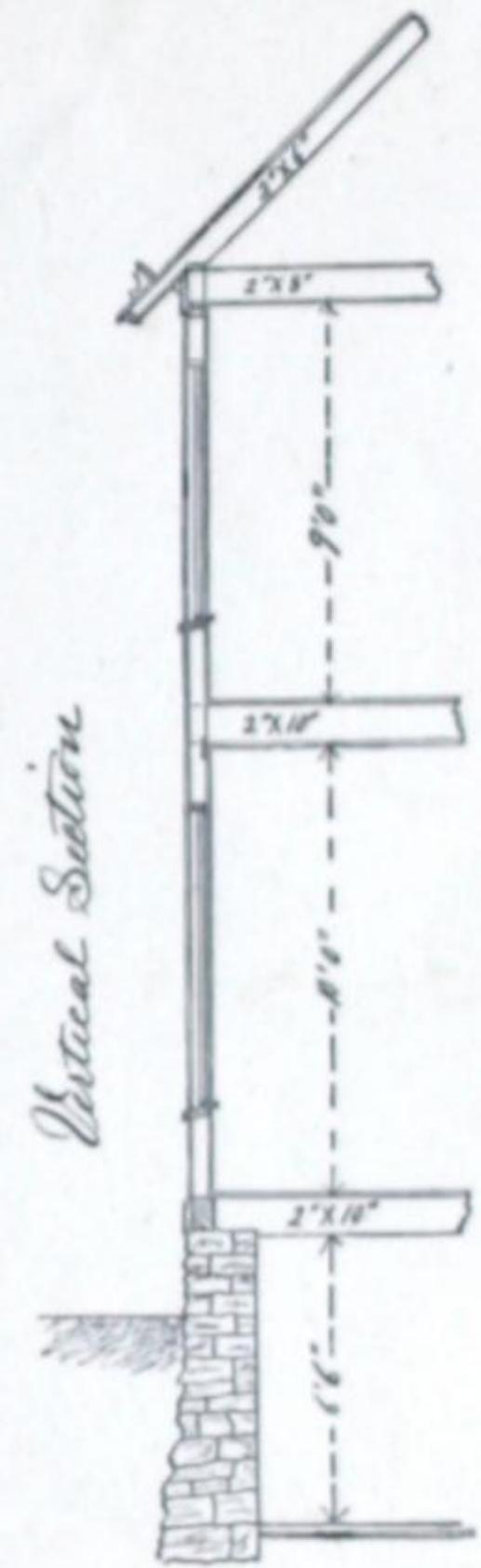
Awarded the First Prize in the  
MECHANICAL NEWS Competi-  
tion for Houses costing \$500  
to \$1,500.





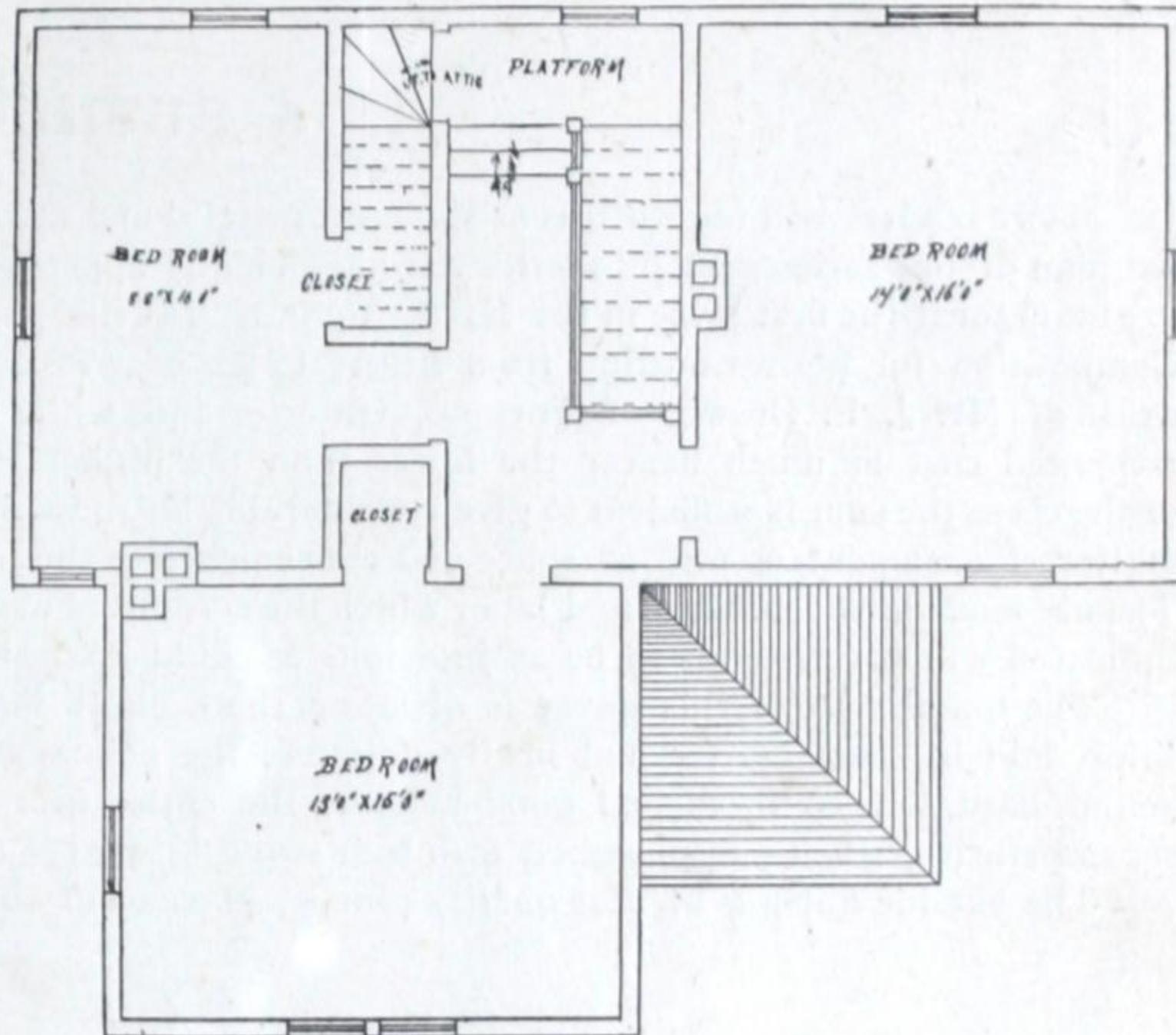
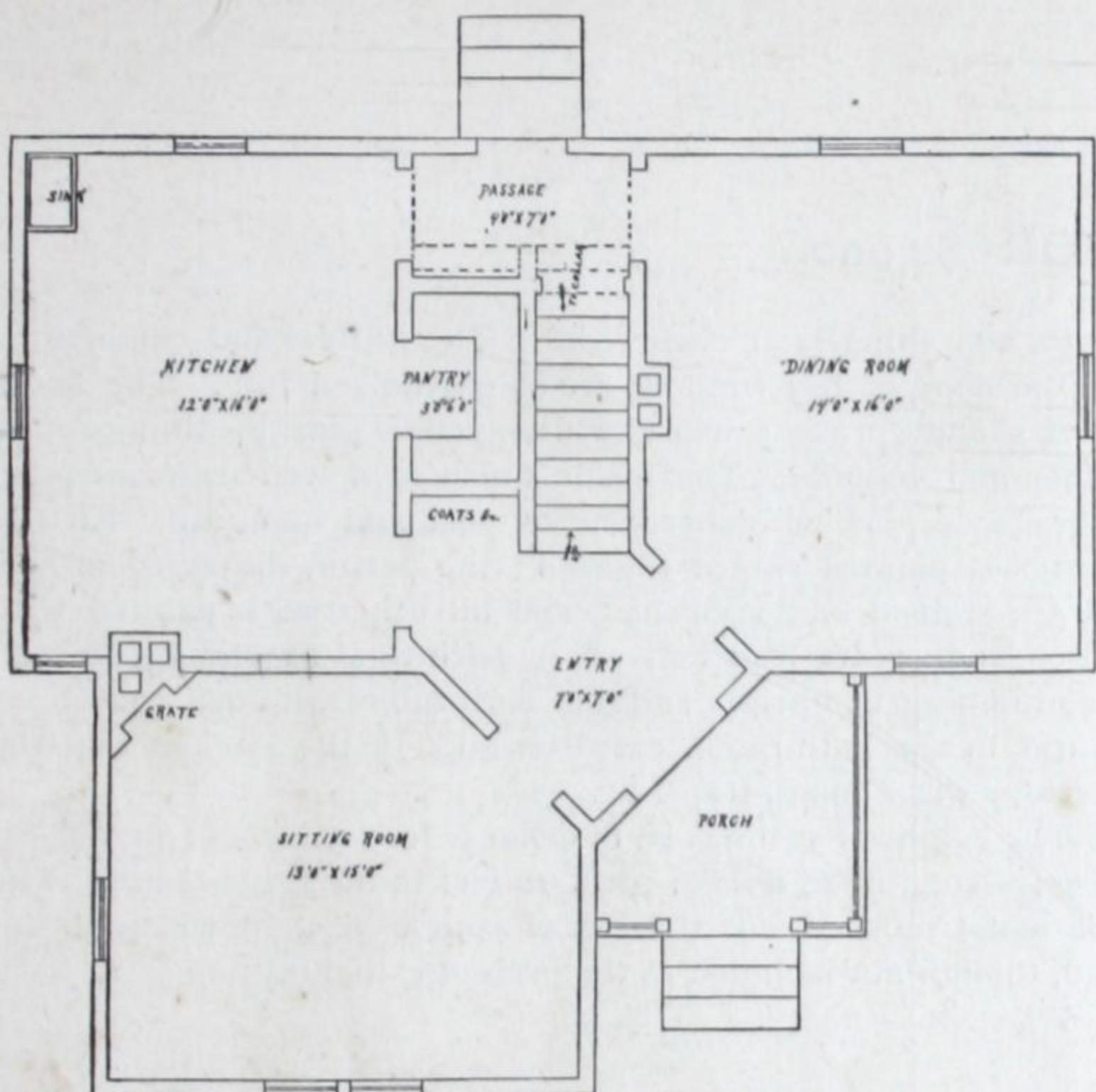
SIDE ELEVATION.

(7)



*Vertical Section*





## A RESIDENCE FOR \$2,000.

MANY readers will regard this as the most tasteful and attractive plan of our series, and its merits were sufficiently appreciated to obtain for it the first prize in the MECHANICAL NEWS House Plan Competition for houses costing from \$1,500 to \$3,000. It is the work of Mr. J. F. Brown, of Toronto, Ontario, and while the estimated cost is much nearer the lower than the higher limit of the class, the sum is sufficient to give considerable latitude in the matter of ornament, as well as space and convenience in the plan. The use made of the material and labor which the amount of money indicated will cover seems to be as judicious as could be desired.

The foundation of this house is of stone, the walls 16 inches thick, laid in good mortar and neatly pointed; the chimneys of sound, hard, burned brick and good mortar; the entire first and second stories lathed and plastered with best two-coat work.

The outside finish is of best quality pine, clapboards of sound

spruce, and shingles of clear cedar. The gutters and conductors, and the deck of bay window, are of galvanized iron. The floors are of sound spruce 5 inches wide,—yellow pine in dining-room, kitchen and veranda. The inside finish is of well-seasoned pine, the stairs of pine, with cherry newel-post and hand-rail. All the exterior is painted except the roof; the parlor, dining-room and hall are stained and varnished, and all other work painted with two coats of white lead and oil, in such tints as may be desired. The plumbing comprises suitable bath-tub, wash-bowl and closet fixtures in the bath-room, cast-iron sink in the kitchen, and the necessary waste-pipes, traps, &c.

The height of ceilings is, in cellar 6 feet, 3 inches; first floor, 9 feet; second floor, 8 feet; attic, 10 feet to the ridge-board. The attic is not finished, but this can of course be done whenever desired, though not included in the present estimate.



—FRONT ELEVATION—

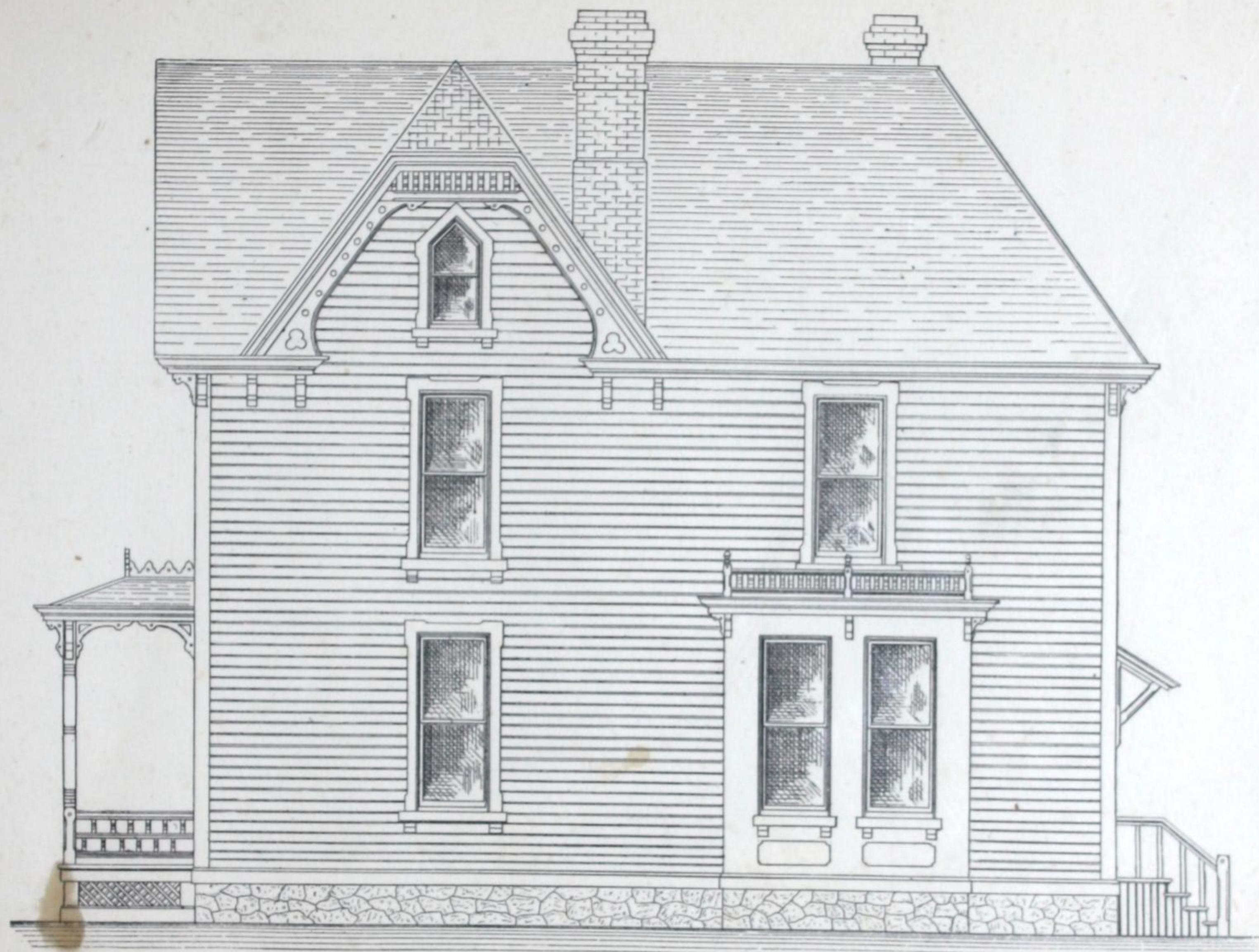
(11)

A  
RESIDENCE

FOR \$2,000.

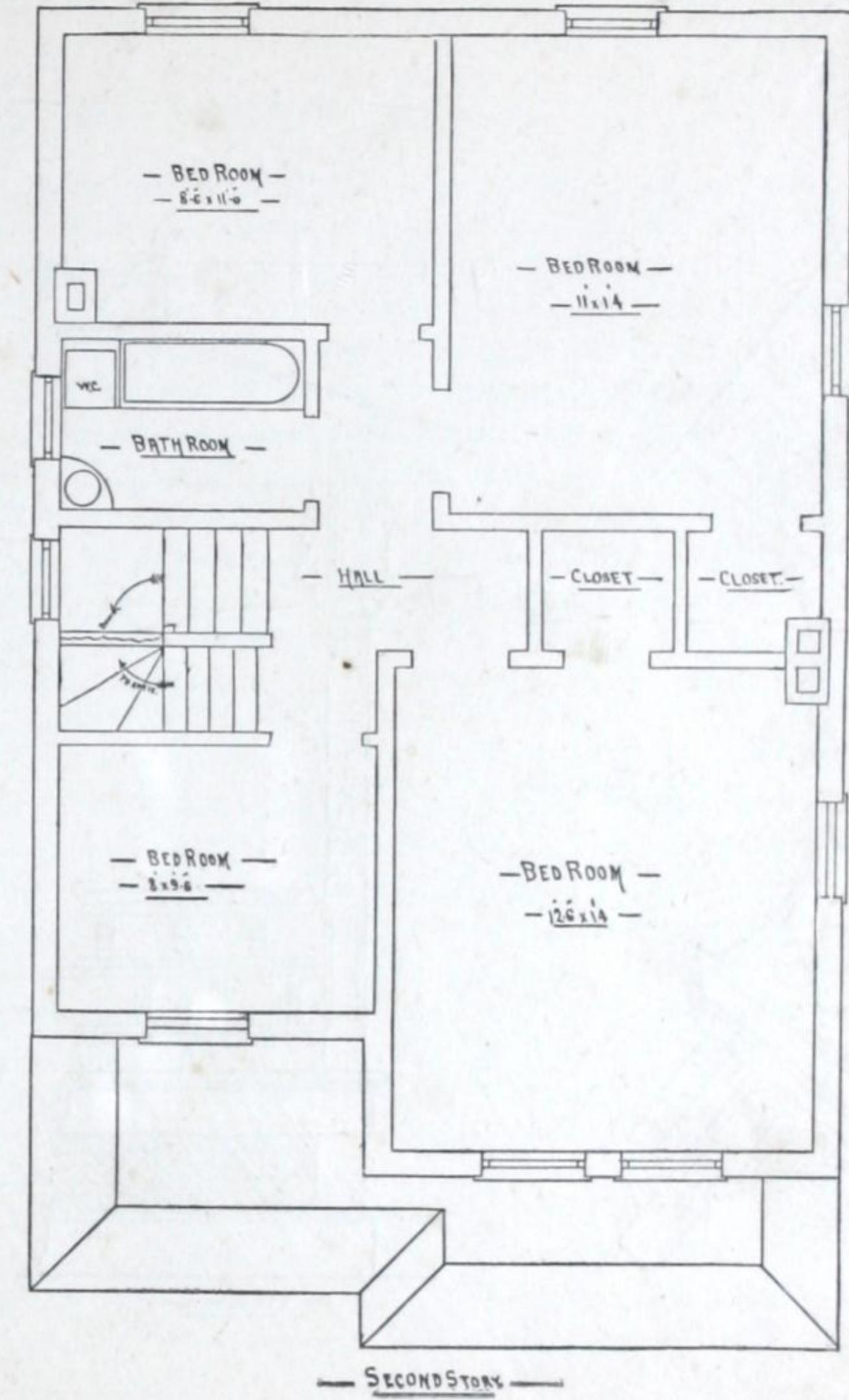
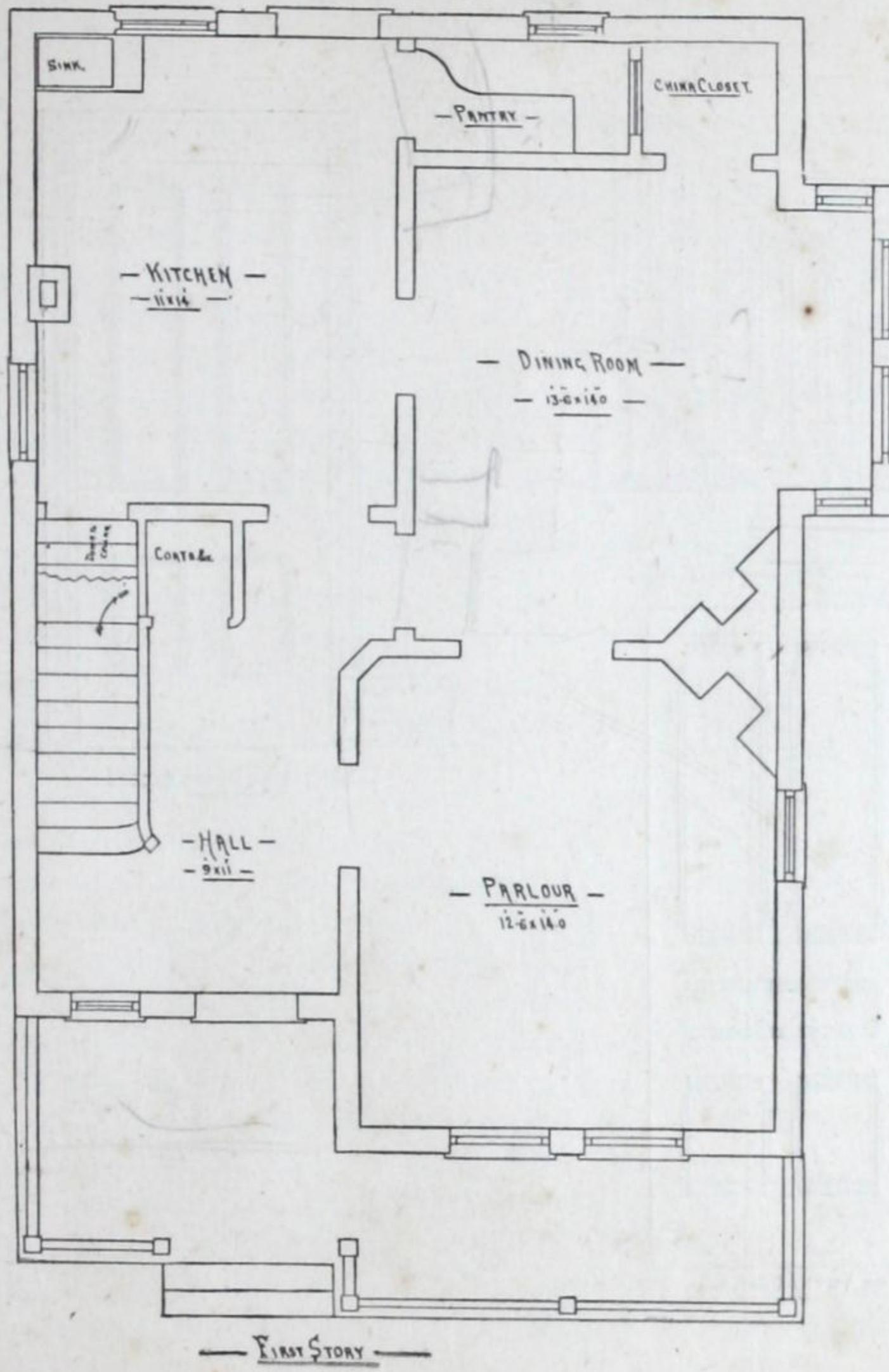
Awarded the First Prize in the  
MECHANICAL NEWS Competi-  
tion for Houses costing \$1,500  
to \$3,000.





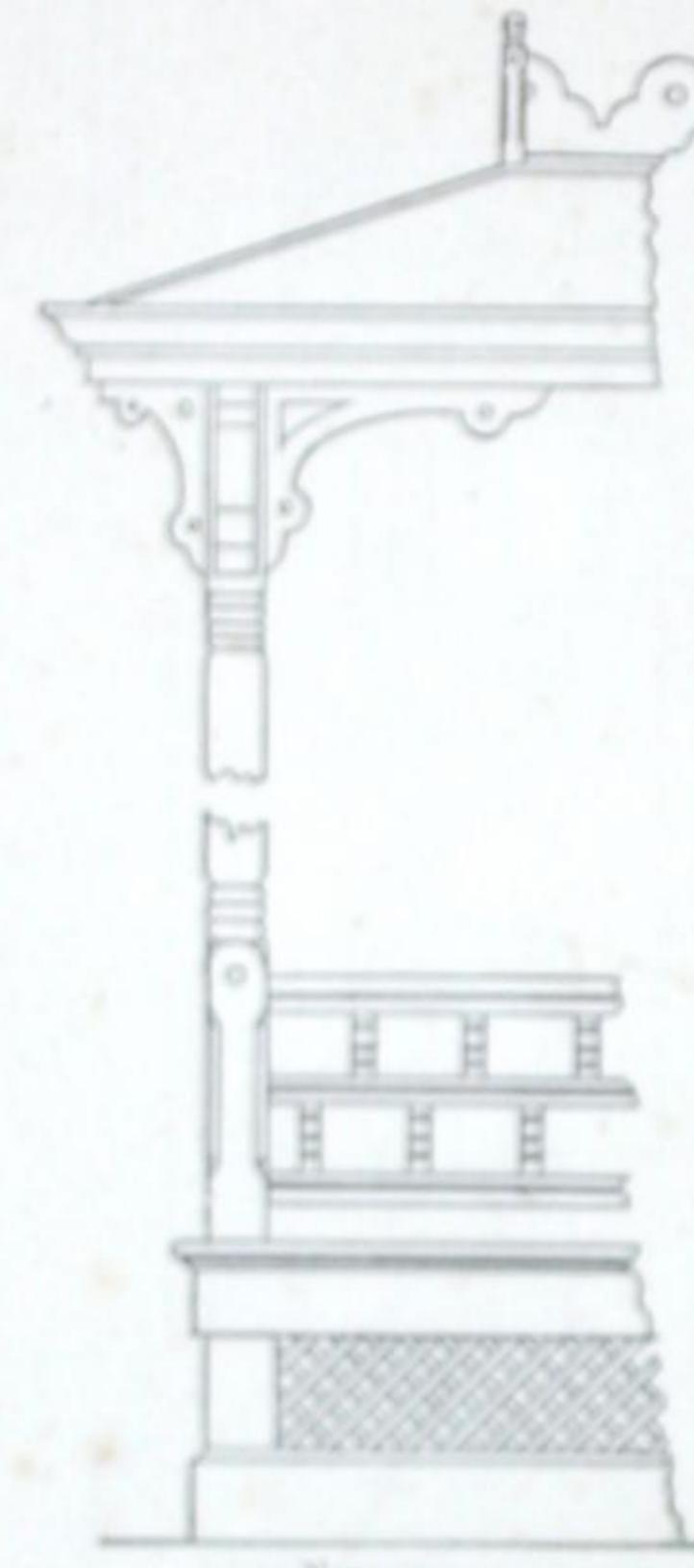
—SOUTH ELEVATION—

>  $\frac{2}{3}$

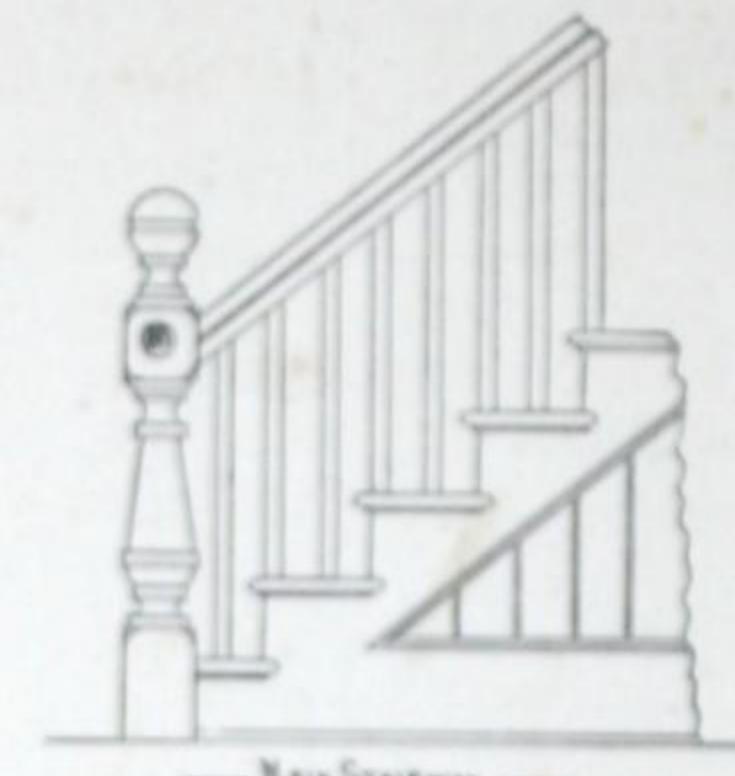




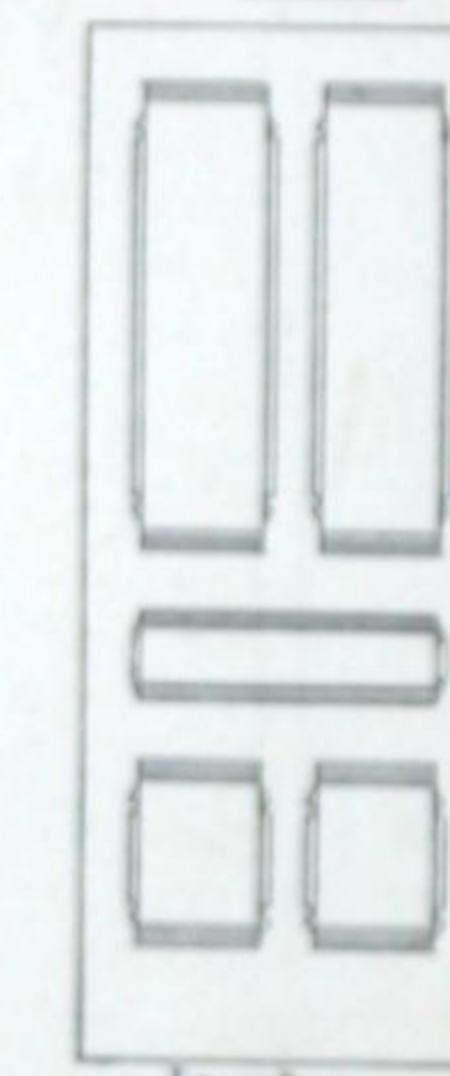
— GABLE END —



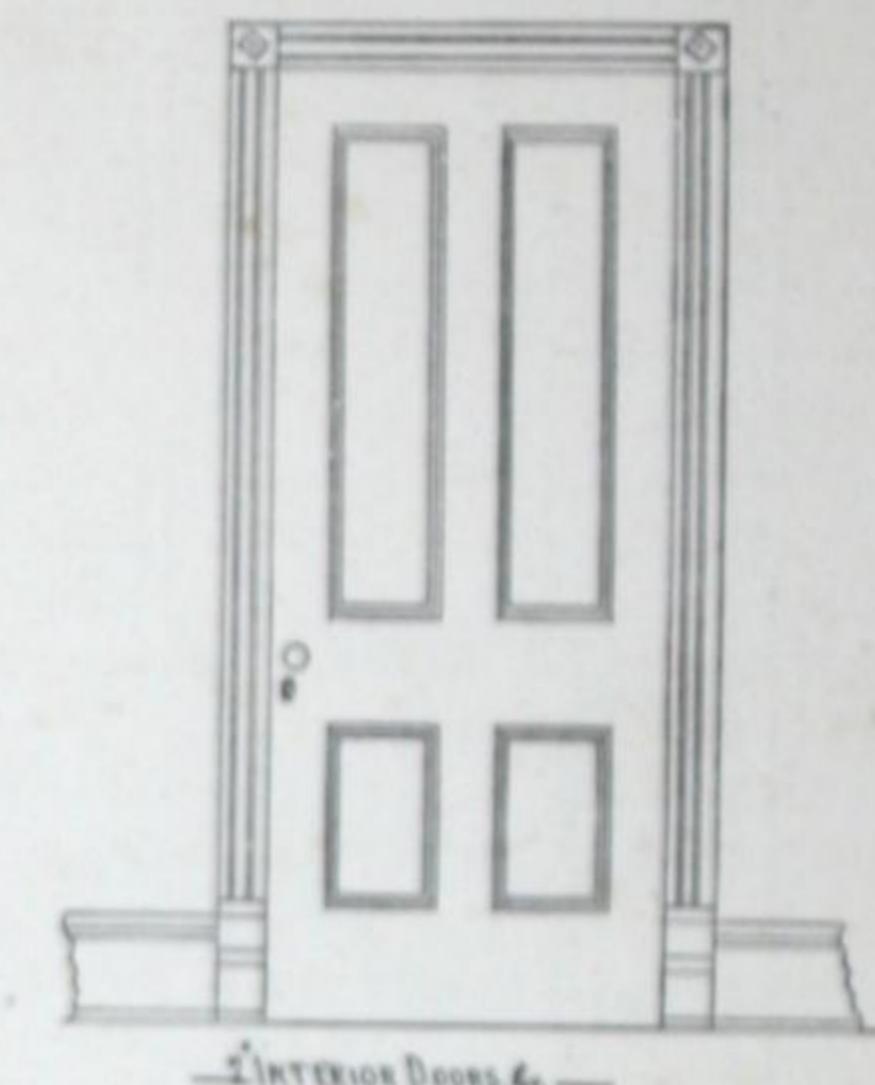
— BRACKET —



— NEW STAIRWAY —



— FRONT DOOR —



— INTERIOR DOORS &c —

DETAILS.

(16)

## A MECHANIC'S HOME, COSTING ABOUT \$1,200.

No good mechanic, it matters not how humble his calling or lowly his sphere of usefulness, but, if he be a true man, aspires to a home of his own—a spot where he may bring up his little family with the comforts of a true home, and where he may at the close of a hard day's work take that comfort and rest that comes only to a contented and satisfied mind. And it would indeed be strange, in this era of liberal education and advanced ideas, with books, lectures and beautiful art objects within the reach of every intellectual mind, however light the purse, if he did not aspire to something a little better than the conventional every-day house of four walls and a pitched roof; if he did not look with pleasure, and a laudable desire to emulate his example, on the pretty little vine-covered home, with its neat and tasty garden, of some neighbor or comrade of no more liberal income than his own, and forthwith resolve to go and do likewise. The plan here offered—a house of seven rooms, three down stairs and four chambers above, costing about \$1,200—was designed to meet such a want, being neat and picturesque, and at the same time simple and convenient—advanced in ideas, without being ornate or obtrusive. A square house without breaks is the most economical of plans, and capable of being added to, as the increase of family or income may demand. Our plan allows a centre hallway of liberal size, with dining-room and sitting-room on either side. Back of the dining-room we find a liberal-sized, although somewhat irregularly-shaped kitchen, out of which leads the back parlor, cellar stairs and a generous kitchen pantry. We can not be too careful in the situation and arrangement of this part of the house, especially when the burden of the work falls on the shoulders of the housewife. Here she passes the greater part of her day, attending to the cares and comforts of

the family; and if everything be pleasant, handy and roomy, the routine of family duties and cares may become much lighter and more agreeable, if not a source of real pleasure.

Up stairs are four good-sized chambers, each with its attached closet, and capable of direct connection with the chimneys, which is very desirable, both for health and comfort. In the upper hallway room has been found for a large closet, the usefulness of which we need not explain to the frugal housewife. If desired, the dining-room may also be used for a living-room, and the room opposite as a family chamber or nursery. Both rooms can be heated by open fire-places of simple style for burning hard coal, or by the more commonly used stoves. Care has been taken to preserve the housewife's ideal luxury—plenty of closet room—as the plans will show.

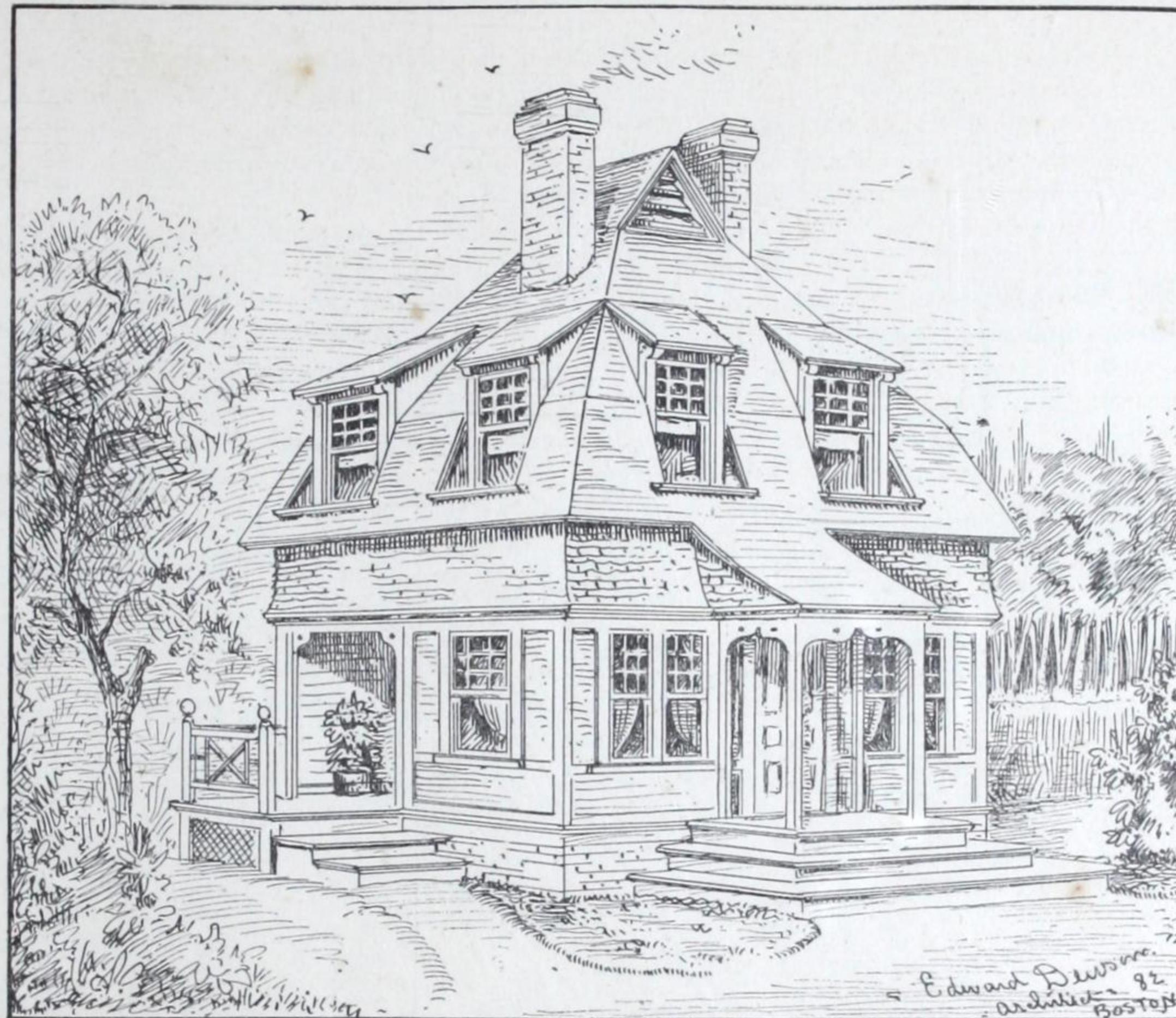
The estimate calls for foundation walls of broken stone, laid in cement mortar, said walls to be sixteen inches thick, leaving two feet of neatly pointed surface exposed. The chimneys are started with the foundation walls, and arranged to have four continuous flues to the top. All doors are four-paneled mill doors. Outside doors,  $1\frac{3}{4}$  inches thick; inside,  $1\frac{1}{4}$  inch. Side walls and ceilings lathed, and well plastered; "one-coat" work, well smoothed down; no finishing coat, but the walls may have one good coat of sizing and water-color of any desired tint. All wood work of pine, painted two good coats. Asbestos paint is highly recommended, as wearing well and having a gloss in itself that will stand washing.

The lower hall may be of black walnut; 3-inch octagon newel; a  $2 \times 4$  inch molded hand-rail, and  $1\frac{3}{4}$ -inch turned baluster coming within the appropriation. The principal framework should be well put together with mortise and tenon; rafters and studding 16

inches on centres; studding may be cut in lengths to fit and well nailed in place. The flooring should be thoroughly dried, close laid, and double nailed to each beam with 10-penny nails. All sashes are  $1\frac{1}{2}$  inch thick, and set with second-quality French glass; hung with iron weights. Good 18-inch pine shingles will do for roof and cornice belt; to be laid six inches to the weather. In the cornice belt they may be laid "broken jointed" for prettiness of effect. An air space is allowed in top of roof, ventilating to open air and protected by lower boards at the openings. This will freely ventilate the upper chambers, which otherwise would be close and stifling. This house being steady and sober in character, should be painted in quiet, sober colors, viz: the body a soft brown color, with a yellowish cast. Do not use too much white lead, as this will give a chalky look. The trimmings, blinds and doors should be of a darker, russet brown. The cornice belt may be a golden brown, or even a rich deep yellow, and all roof two good coats of red. The first coat may be Brandon red (this is very cheap and covers well); finish over this with asbestos or Indian red; the latter

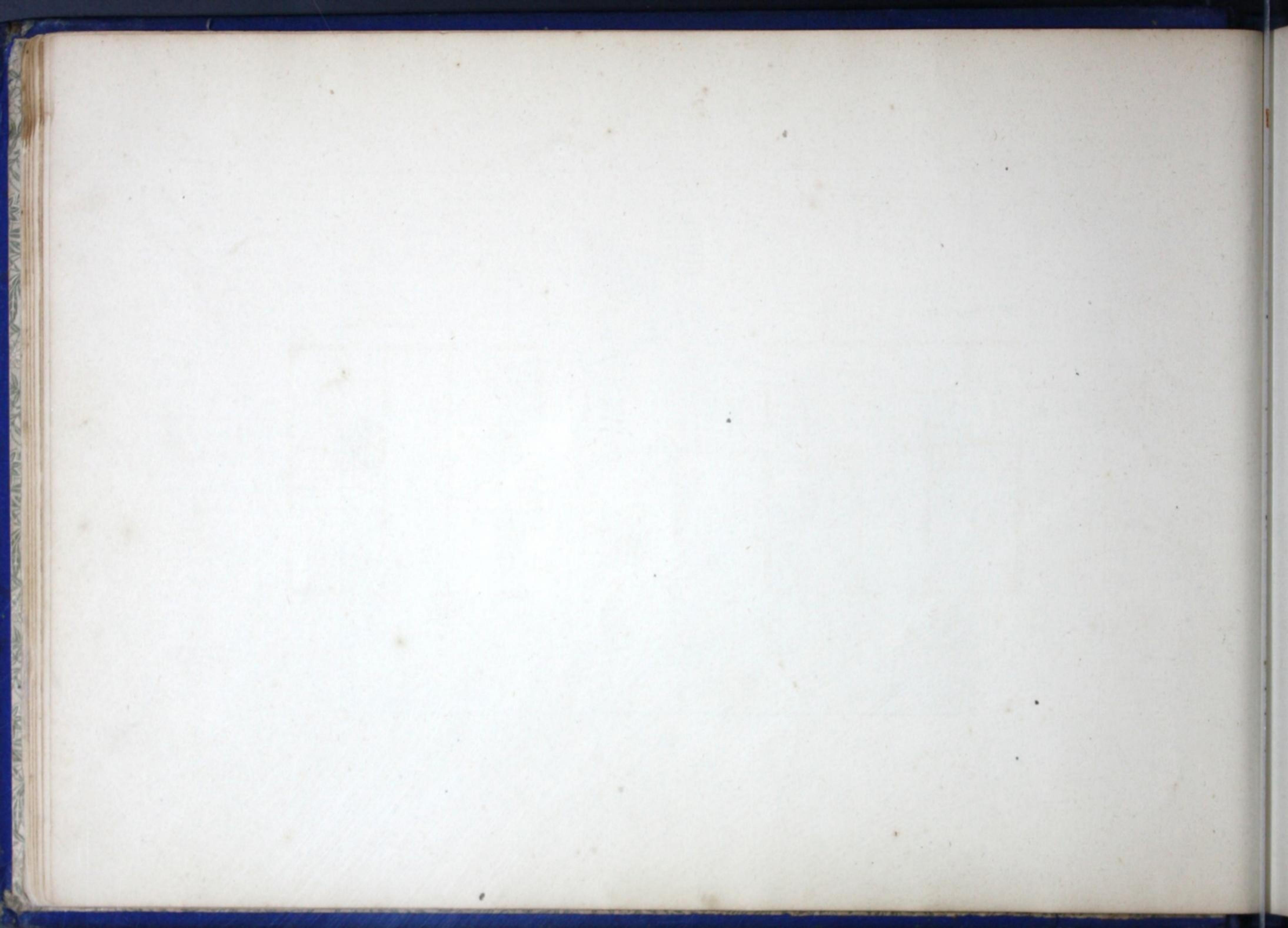
is a little expensive but wears extremely well. The under surfaces of the porch and piazza if painted creamy yellow (one part medium chrome, two parts white), will reflect an agreeable light into the adjoining rooms. It is a fact, that does not seem to be commonly known, that this color reflects more light than the pure white, and the commonly used "sky blue" reflects but very little light, and that of a very trying quality to the eyes. The appropriation allows for a priming and one good coat of lead and oil color.

A little care given to the house and grounds, and a little money spent on improving or adding to them, as it can be spared from year to year, will soon make as pretty and comfortable a home for a family of small means and simple tastes as could be desired. It all depends on the inmates of such a home whether—like good wine—it improves with age; or, on the other hand, from carelessness and indifference it is allowed to run to rack, ruin and weeds, which, we are sorry to say, is often the case, as too many homes in country and suburbs will testify.

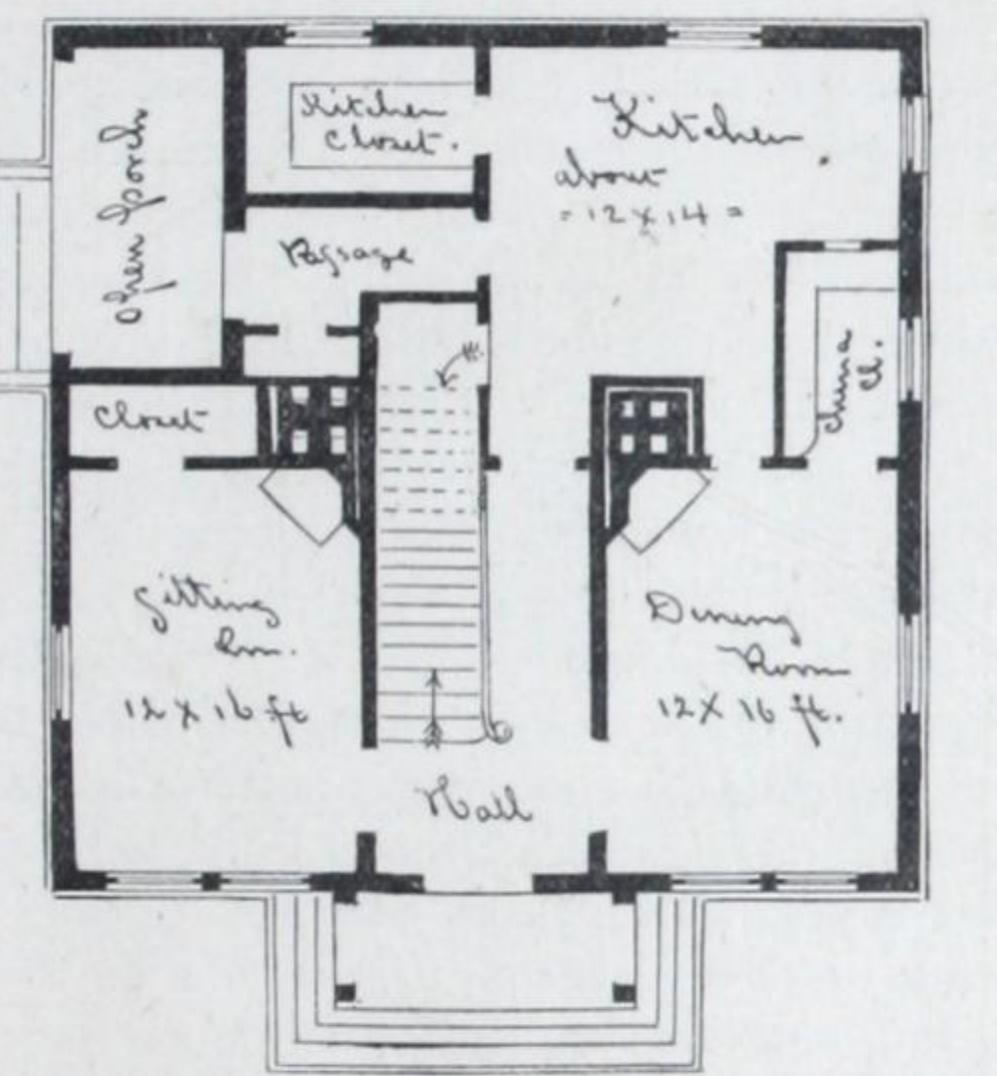


A  
MECHANIC'S  
HOME,

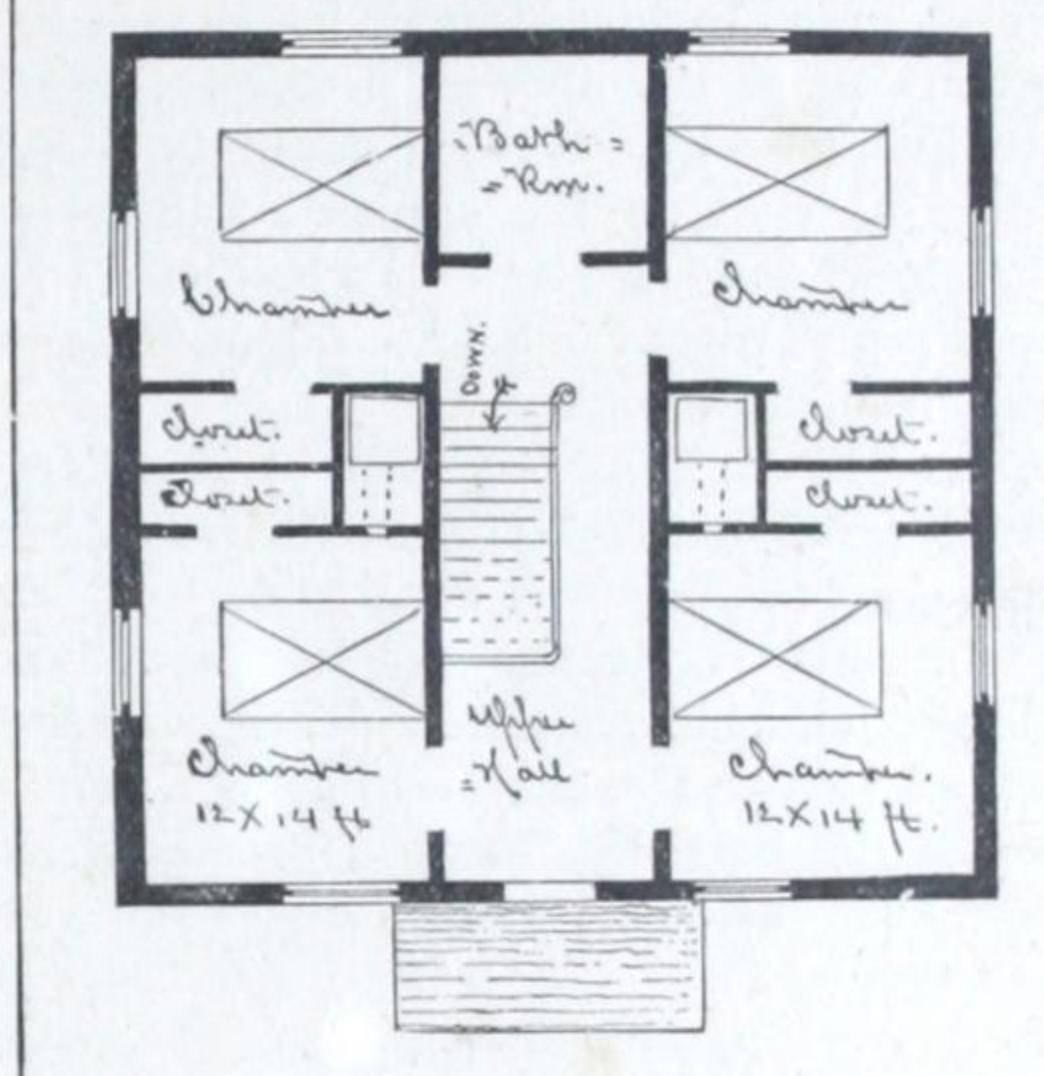
COSTING ABOUT \$1,200.



FIRST FLOOR PLAN,



SECOND FLOOR PLAN



## A HOUSE COSTING \$800 TO \$1,000.

THE form of this house, which is nearly an exact square, having no wings, "Ls" or re-entrant angles, is that which undoubtedly admits of the largest available room at the lowest cost. The whole plan, in fact, has been based on the principle of economy and simplicity, to which all the details have been made to conform. The finish is necessarily of the plainest description, and there is no attempt at embellishment. Nevertheless, the result is not unsatisfactory, even as regards the external appearance of the house; and the plan, while here given in what may be called its lowest terms, is such as admits of indefinite expansion and increase, as regards dimensions, quality and cost.

It is the work of Mr. I. P. C. Steddom, of Webster, Ind., and received the second prize in the MECHANICAL NEWS House Plan Competition, for houses costing from \$500 to \$1,500. The height of ceiling on the first floor is 9 feet. This floor contains a parlor, kitchen and living-room, bed-room, hall, pantry and two closets. Thimbles are placed in the flue in the kitchen 2 feet below the ceiling, and through the partition between bed-room and parlor. A stove can be placed in the parlor and the heat conveyed through the partition to the bed-room.

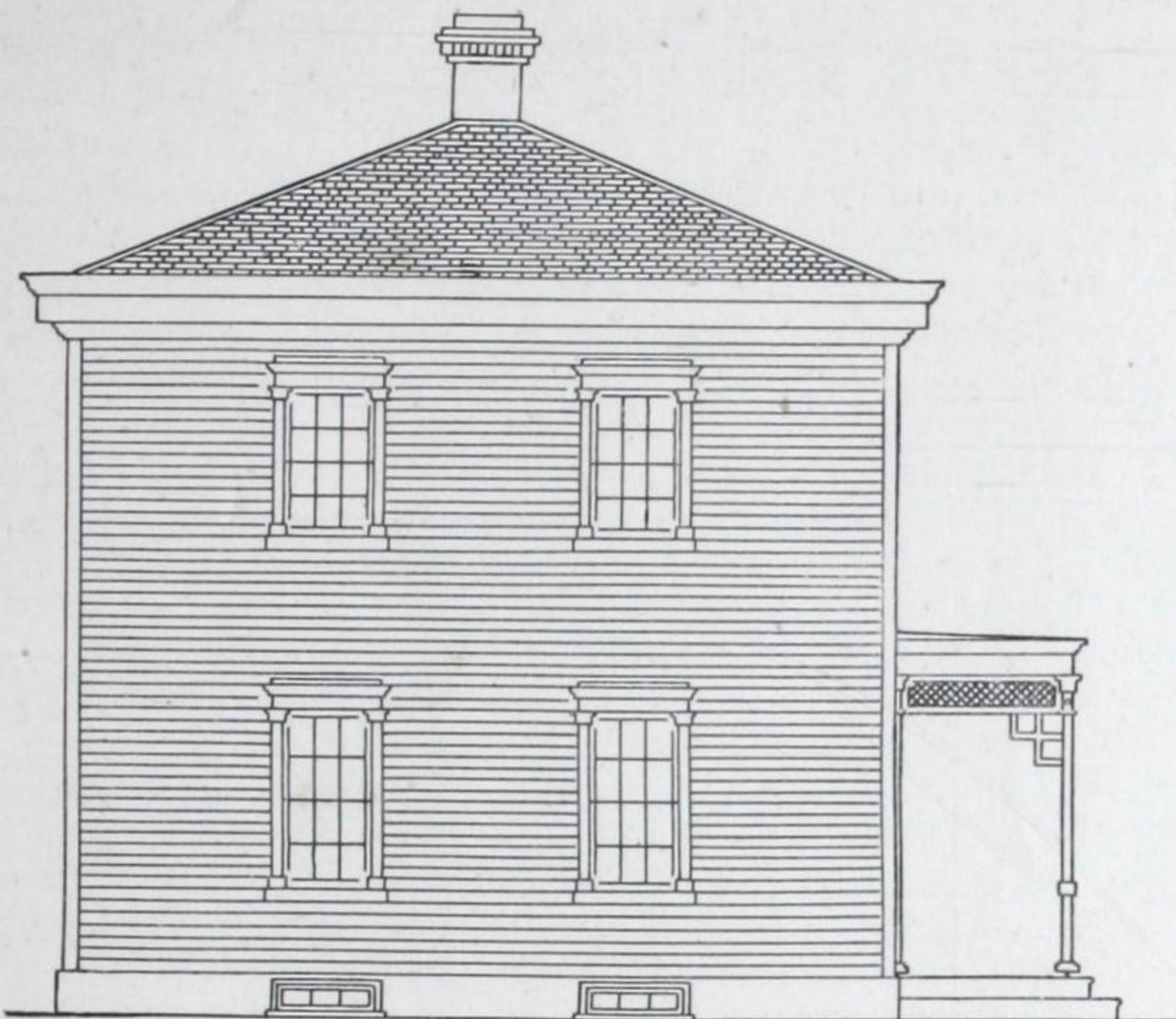
The second story ceilings are 8 feet high. There are on this floor three bed-rooms, four closets and two halls. The stairs may be either open or enclosed, as desired, the former being decidedly preferable.

The cellar walls, which are of stone laid in lime mortar, are

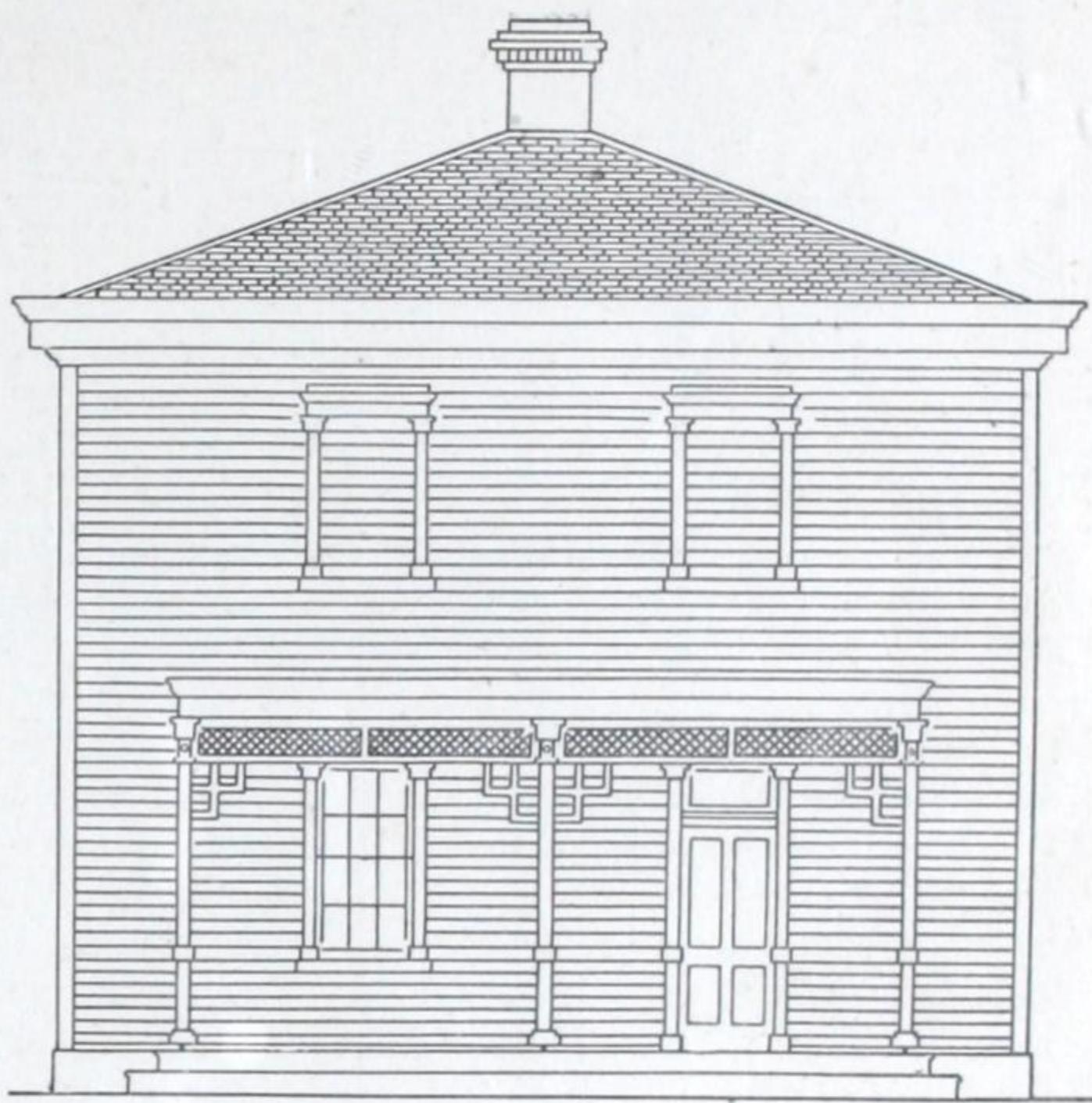
18 inches thick and  $6\frac{1}{2}$  feet high. The chimney is started on a stone foundation level with the cellar floor. The veranda pillars are of brick; the plastering two coats of brown mortar and one whitewash or scum coat. The frame is of either hard wood or pine, all outside studding extending from sills to plates. The outer walls are finished outside with lap siding, and inside with inch lumber furred with lath and plastered. The floors are of common pine, tongued and grooved, the veranda floor of southern pine tongued and grooved and driven up in paint. The inside wood work is plainly finished with seasoned pine. The window frames are of the "skeleton box" variety, which is found serviceable and less expensive than the ordinary box frame. The veranda roof is of tin, and that of the house best pine shingles laid on lath  $1\frac{1}{4}$  by 2 inches, placed  $5\frac{1}{2}$  inches between centres.

The author of this plan says of it: "It may be objected to on account of its plainness, or lack of style, but the idea has been to get a house large enough and convenient for a good-sized family, with the least money. Such a house I built here last season for a small farmer, who is well pleased with it."

We should add that the figures given us by the builder are even below the smallest sum (\$800) which we have named, but we have preferred to make due allowance for higher cost of material and labor in other localities. Any additional embellishment would of course cause an increased outlay.

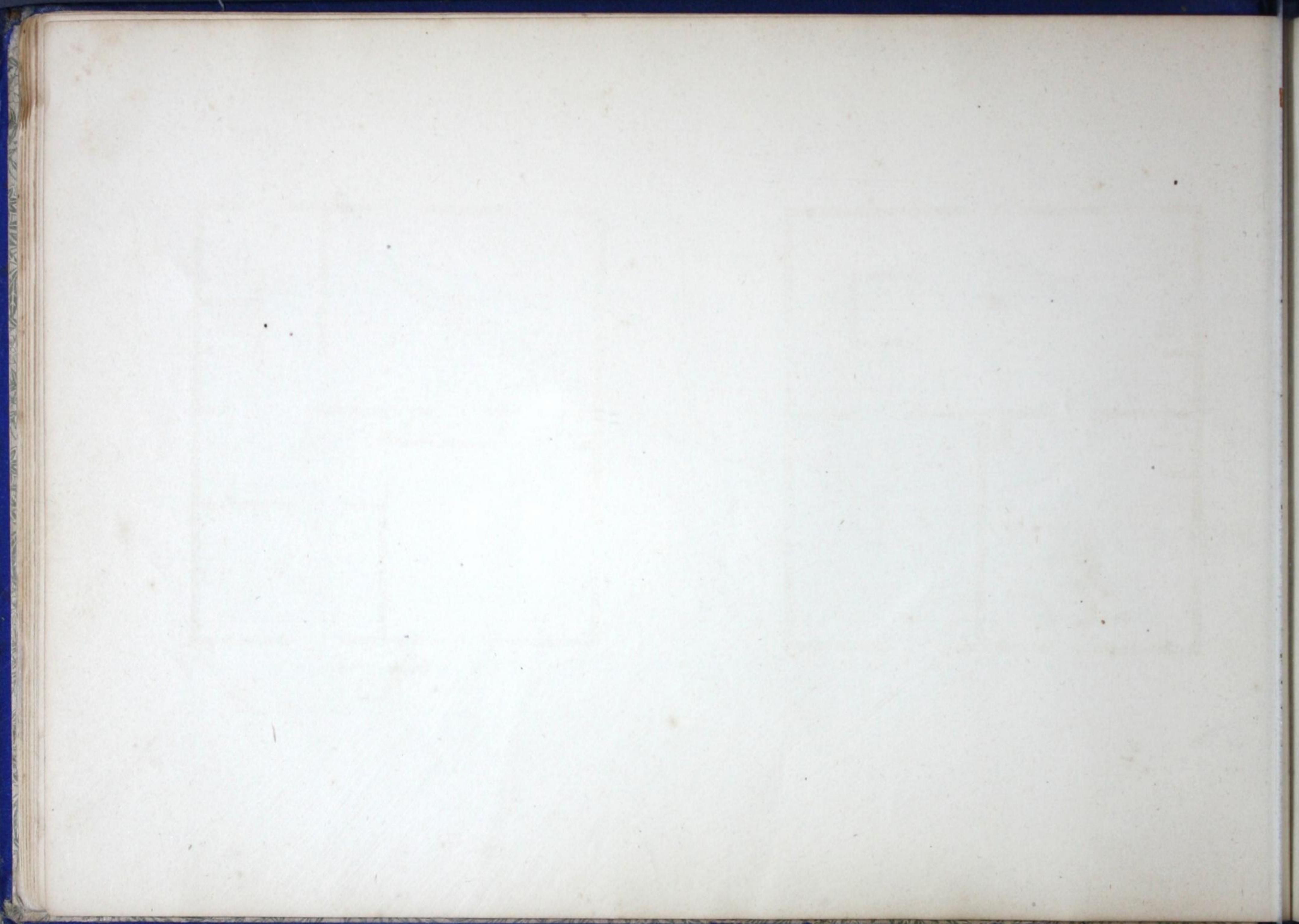


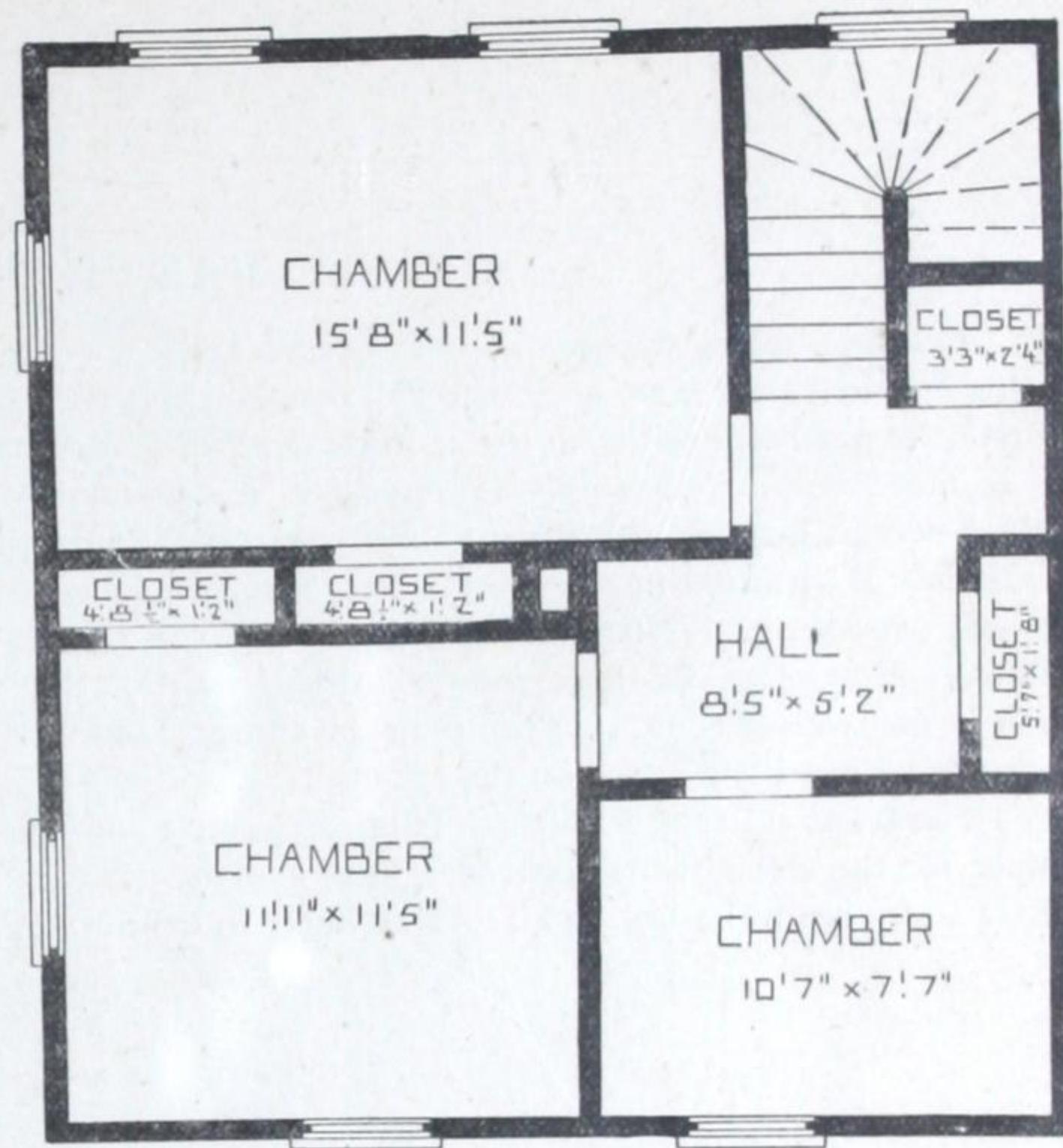
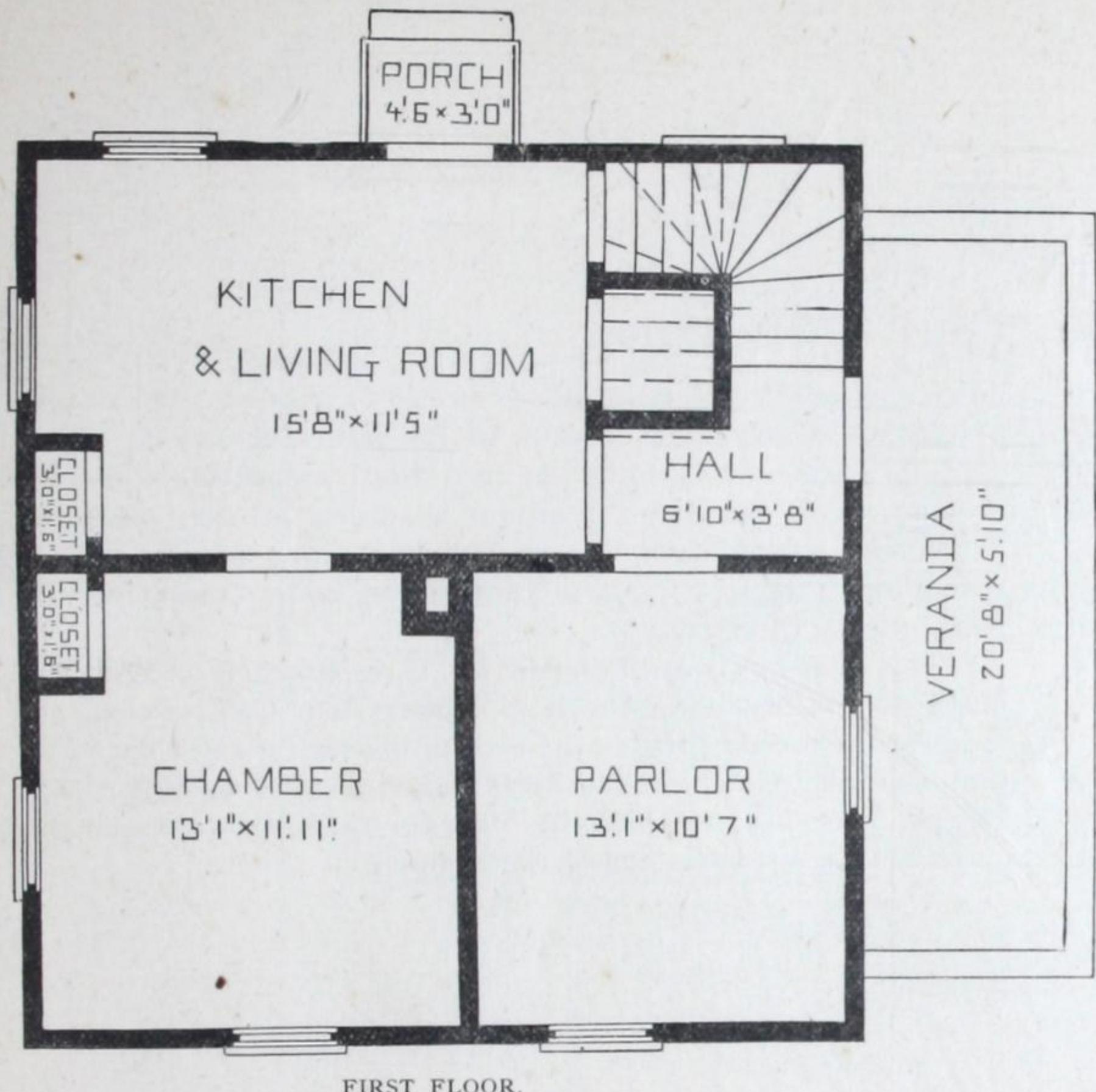
FRONT ELEVATION.



SIDE ELEVATION.

A PLAIN TWO-STORY HOUSE FOR \$800 TO \$1,000.—Awarded the Second Prize in the MECHANICAL NEWS Competition for Houses costing \$500 to \$1,500.





## A TASTEFUL COTTAGE FOR \$2,300.

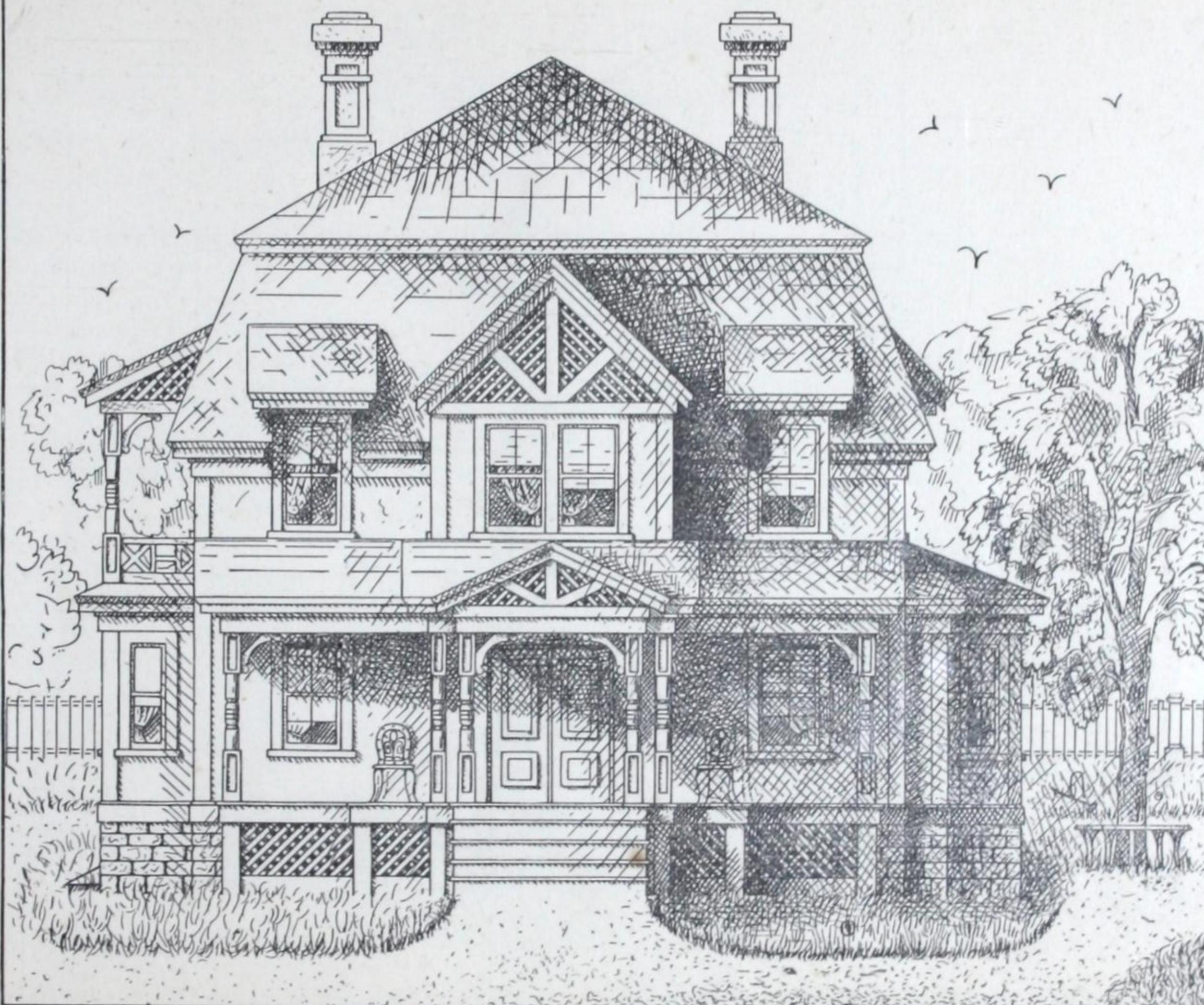
THE amount of decorative beauty and artistic embellishment achieved in the house here shown, considering the amount of money expended, entitles it to a high degree of commendation. It is, moreover, an extremely commodious house, having nine finished rooms, besides vestibule, halls, bath-room, pantry, and three piazzas. If situated in a good locality, where a large number of rooms are desirable for letting purposes, there can, with small additional expense, be three rooms finished in the attic, making a house of twelve rooms. The plan is compact and convenient, occupying but little space on the ground.

The front stairs are finished from stringer to floor, leaving a place for the cellar stairs underneath, as shown in the plan. The attic stairs are to be finished from stringer to ceiling. The inside

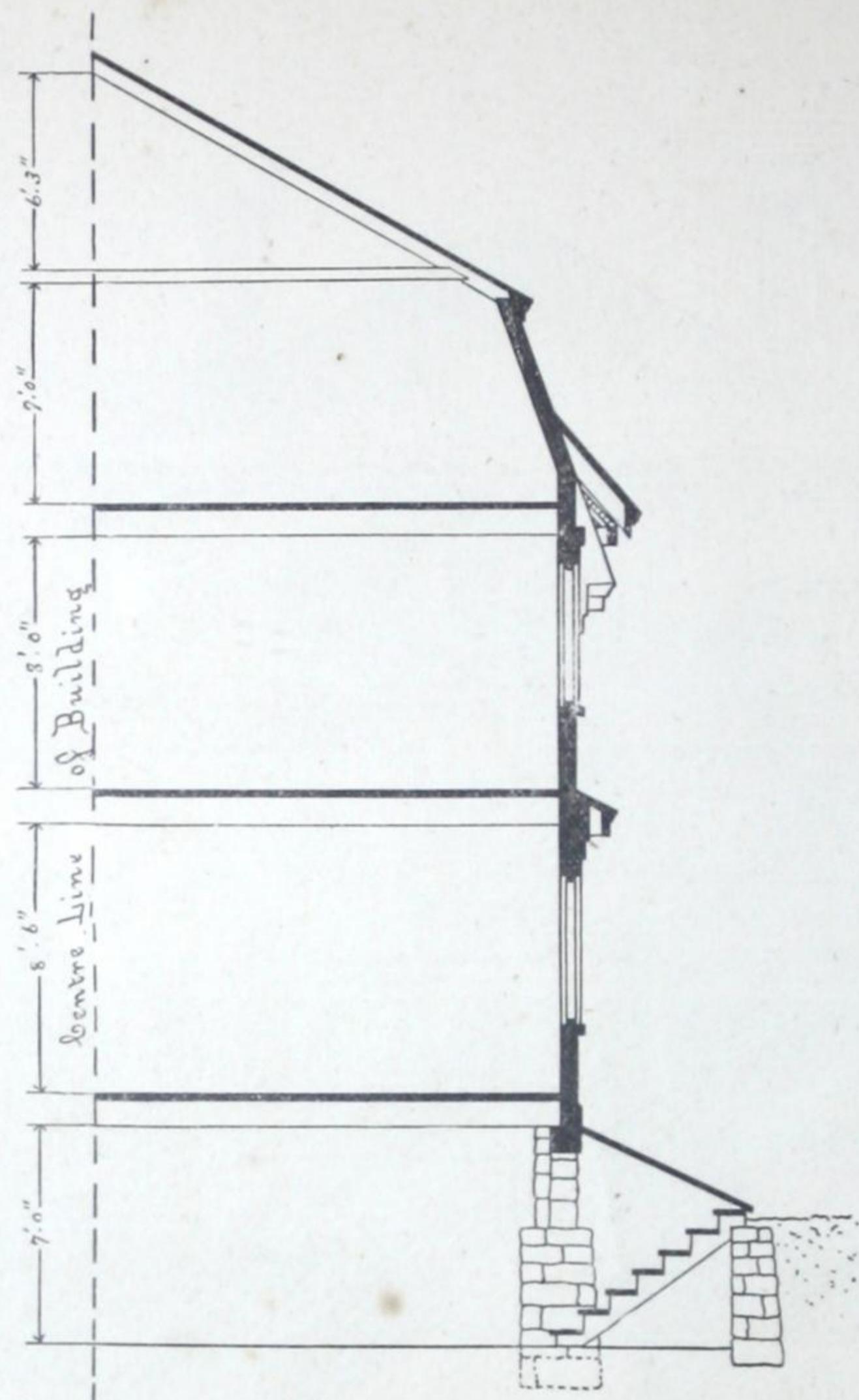
finish may be pine or white wood, stained or painted. The outside of the house may be painted with the following colors, with a pleasing effect:—body of house, up to band, a dark shade of olive brown; above the band, a lighter shade of brown; roofs red, gables and sheathings under ends of hoods, and piazzas, orange; trimmings a lighter shade of brown; the underpinning may be block granite or brick.

This plan was contributed by Mr. C. E. Getchell of Waltham, Mass., to the MECHANICAL NEWS House Plan Competition, and received the second prize in the class of houses costing from \$1,500 to \$3,000. Mr. Getchell's estimates make an aggregate of \$2,266.95, and the house can, we think, be built for that sum in reasonably good style in most sections of the Union.

Front View



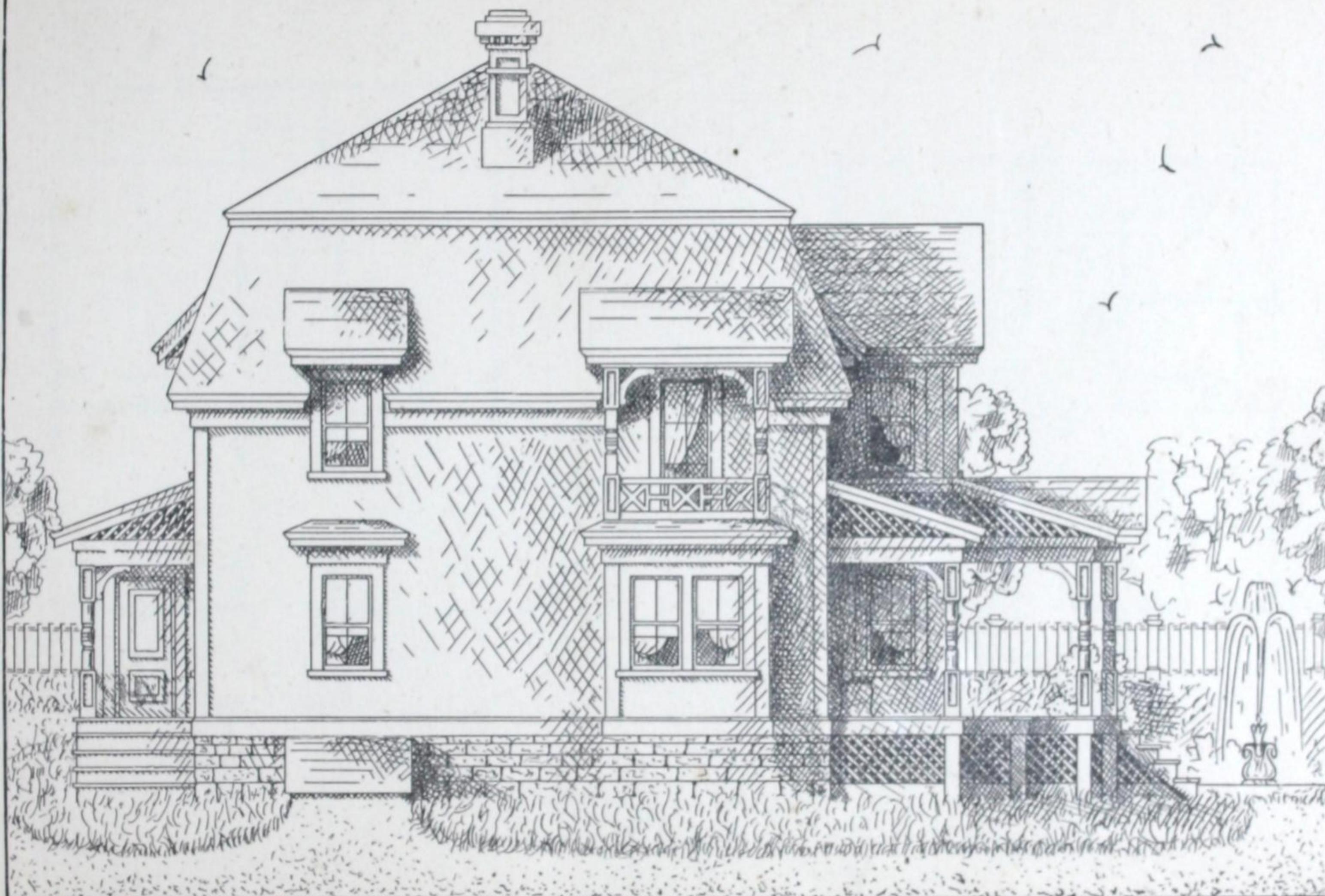
A TASTEFUL COTTAGE FOR \$2,300.—Awarded the Second Prize in the MECHANICAL NEWS Competition for Houses costing \$1,500 to \$3,000.

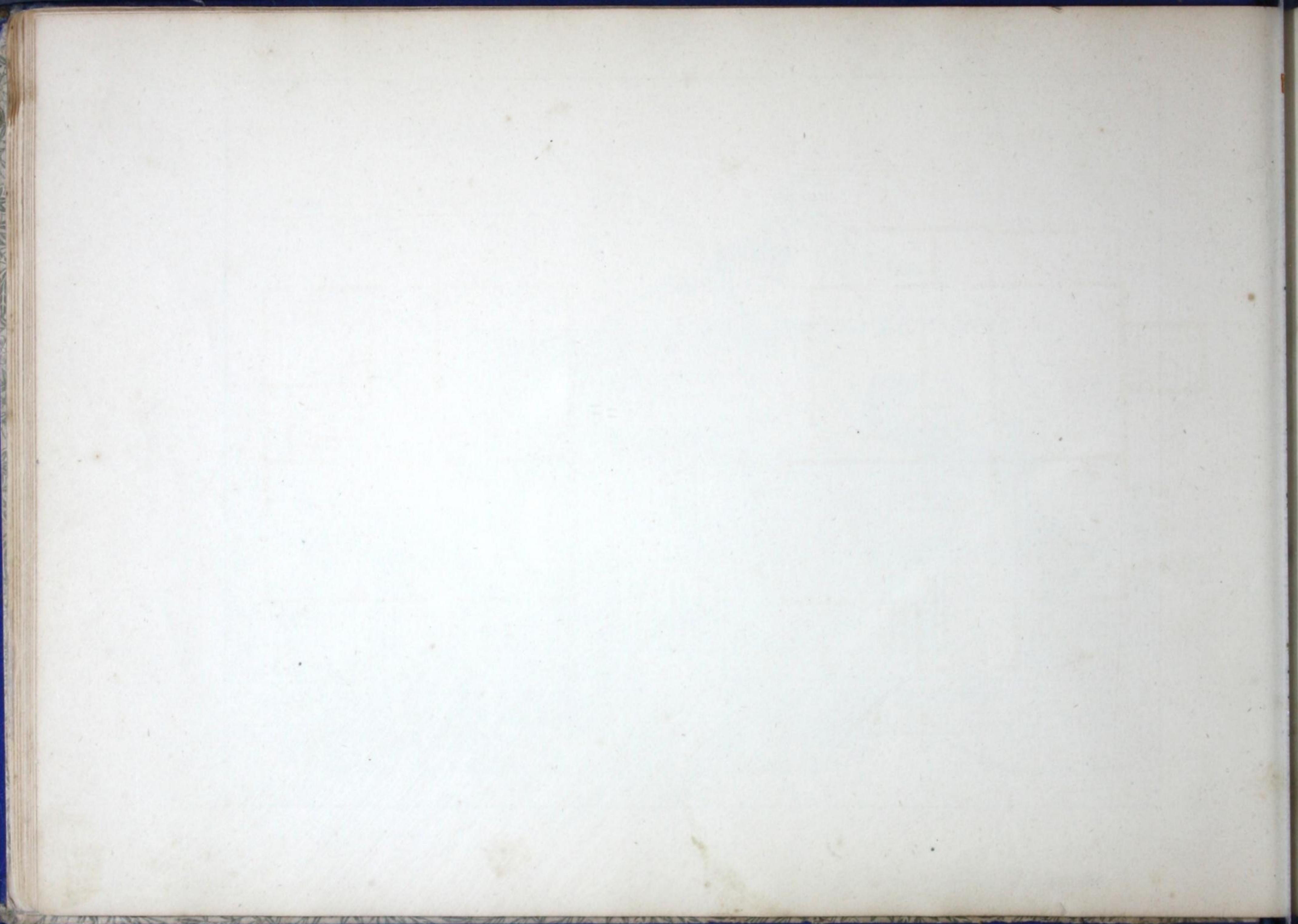


*Section*

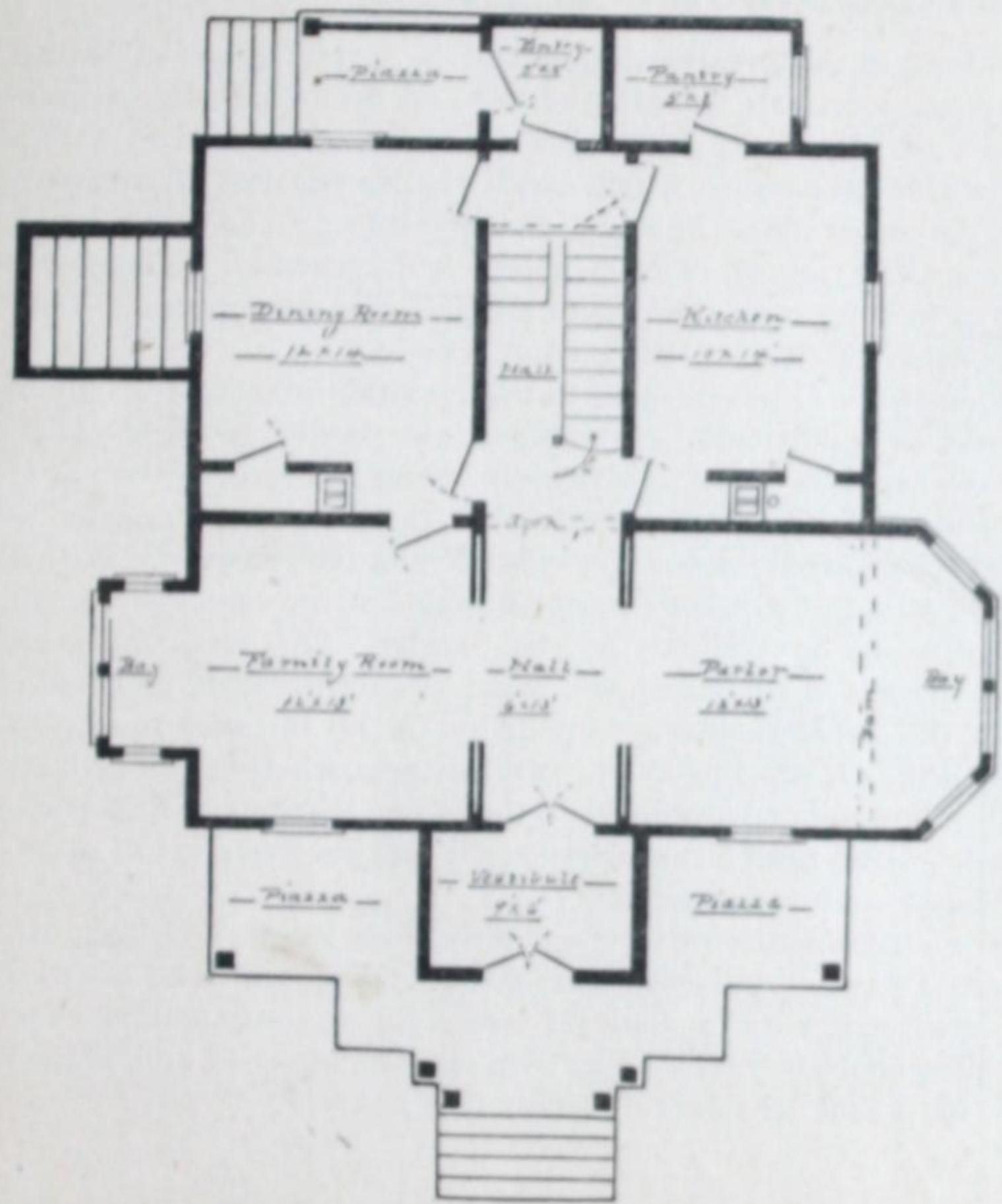
(28)

Side View

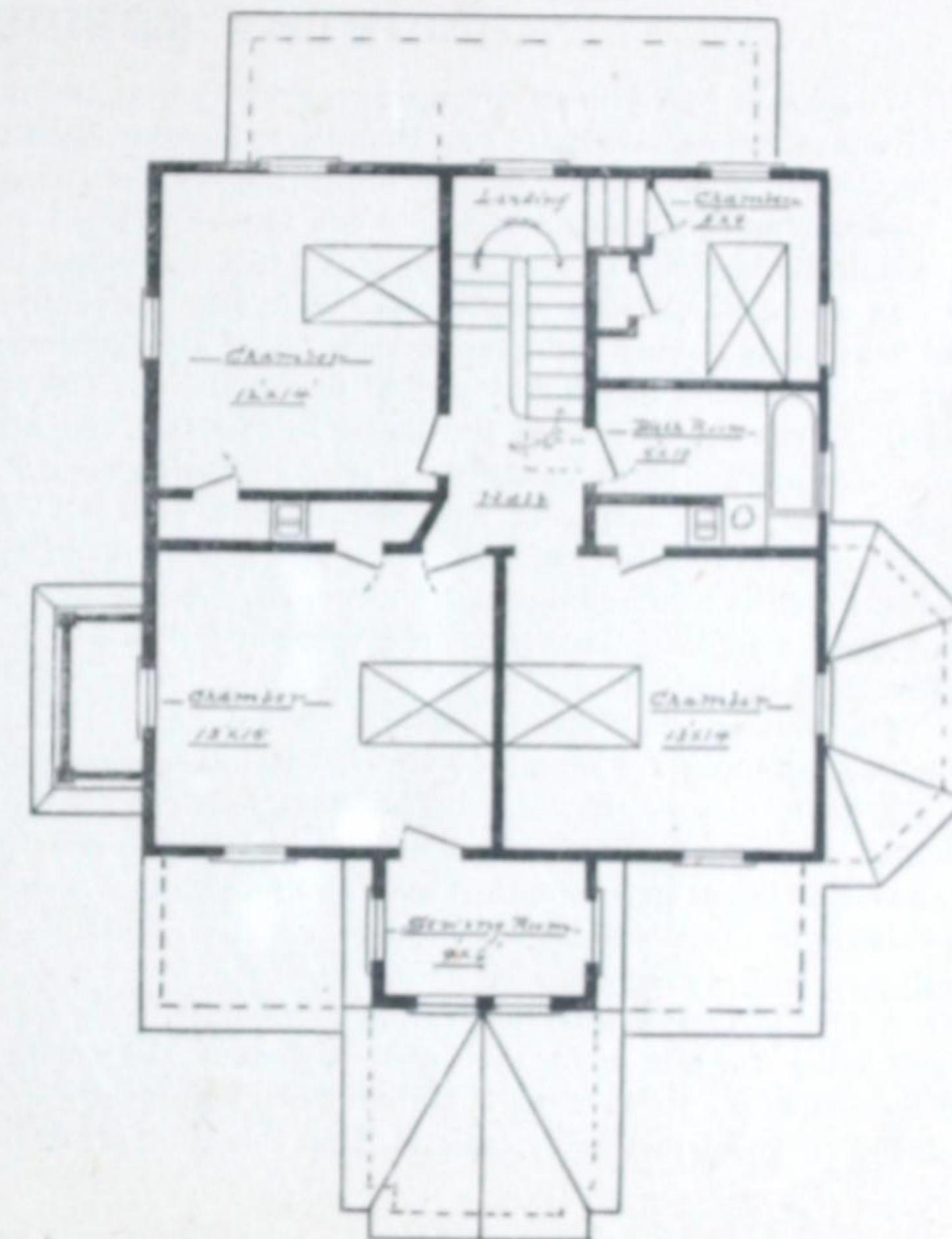




First Floor Plan



— Second Floor Plan —



## A COUNTRY RESIDENCE, COSTING ABOUT \$2,500.

WE present herewith an illustration of a very neat and tasteful residence of somewhat higher cost than those forming the subjects of previous designs. It is still, however, within the reach of persons of moderate means and incomes, and the money which it costs is economically laid out, in such a way that a full equivalent in comfort as well as artistic beauty is realized. The perspective view and floor plans convey the general features of the design so fully that but little need be said by way of explanation or comment as to the exterior appearance of the house or the size and arrangement of rooms. It will be observed that all the rooms are large, both above and below; and that direct access is had to all the chambers from the stairway and hall. The feature of a front hall and staircase as commodious and convenient as those here shown, is of itself a striking excellence, the value of which will be daily appreciated by the occupants of the house.

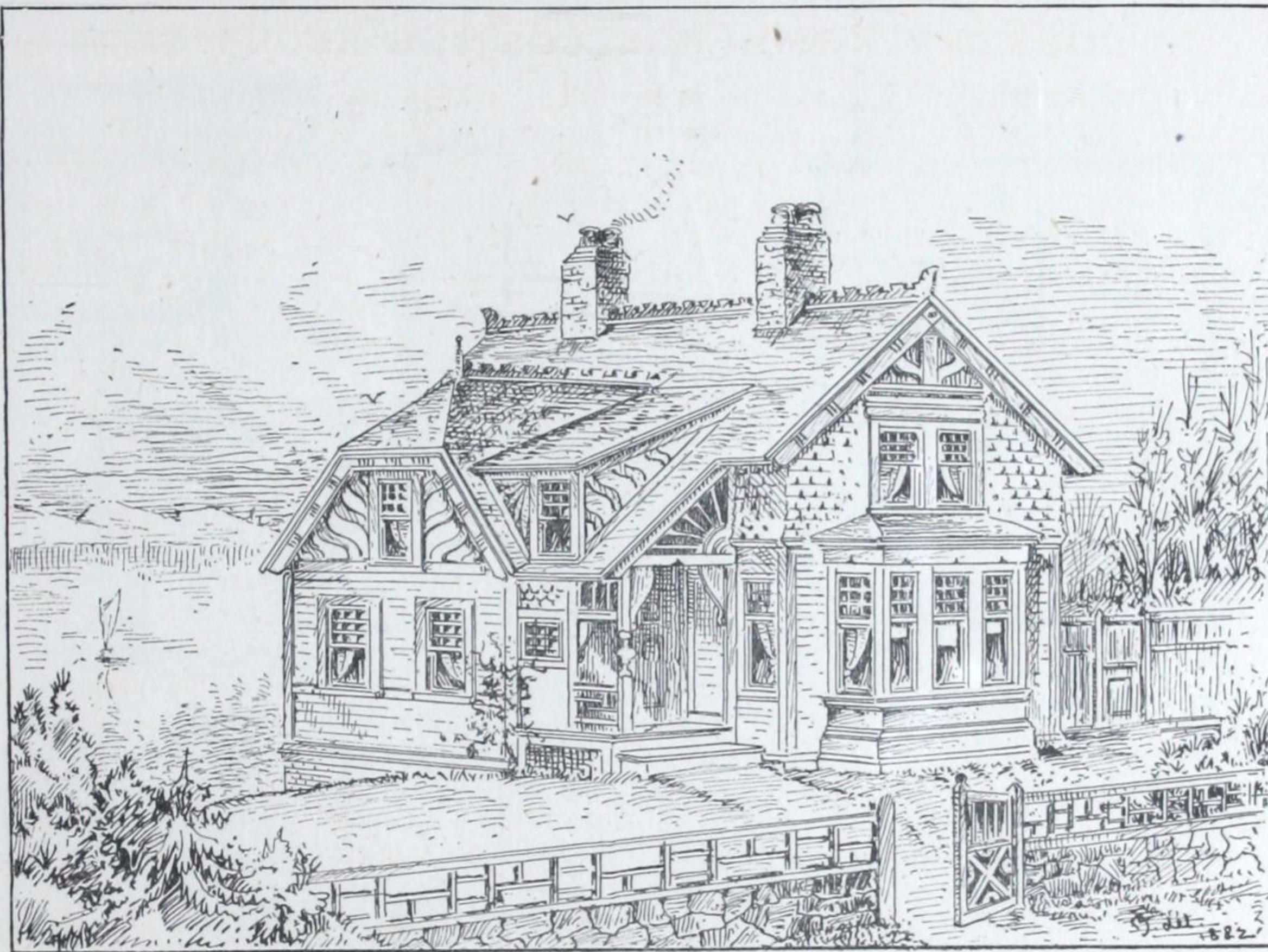
The first story of this house is 9 feet, and the second 8 feet 6 inches in height. The cellar, which extends under the whole house, is 6½ feet in the clear. The wood finish is selected pine painted two coats; simple wood mantel in sitting room; plaster, "one-coat" work well smoothed over and finished. The hall stair is finished in black walnut, with square newel post, simple turned balusters, and 2½ inch molded hand-rail.

A very general impression seems to prevail among those who build, either for rent or for their own occupancy, the cheaper class of houses, that a front hall and stairway is a luxury to which none but the rich can justifiably aspire. That this is an error, we have

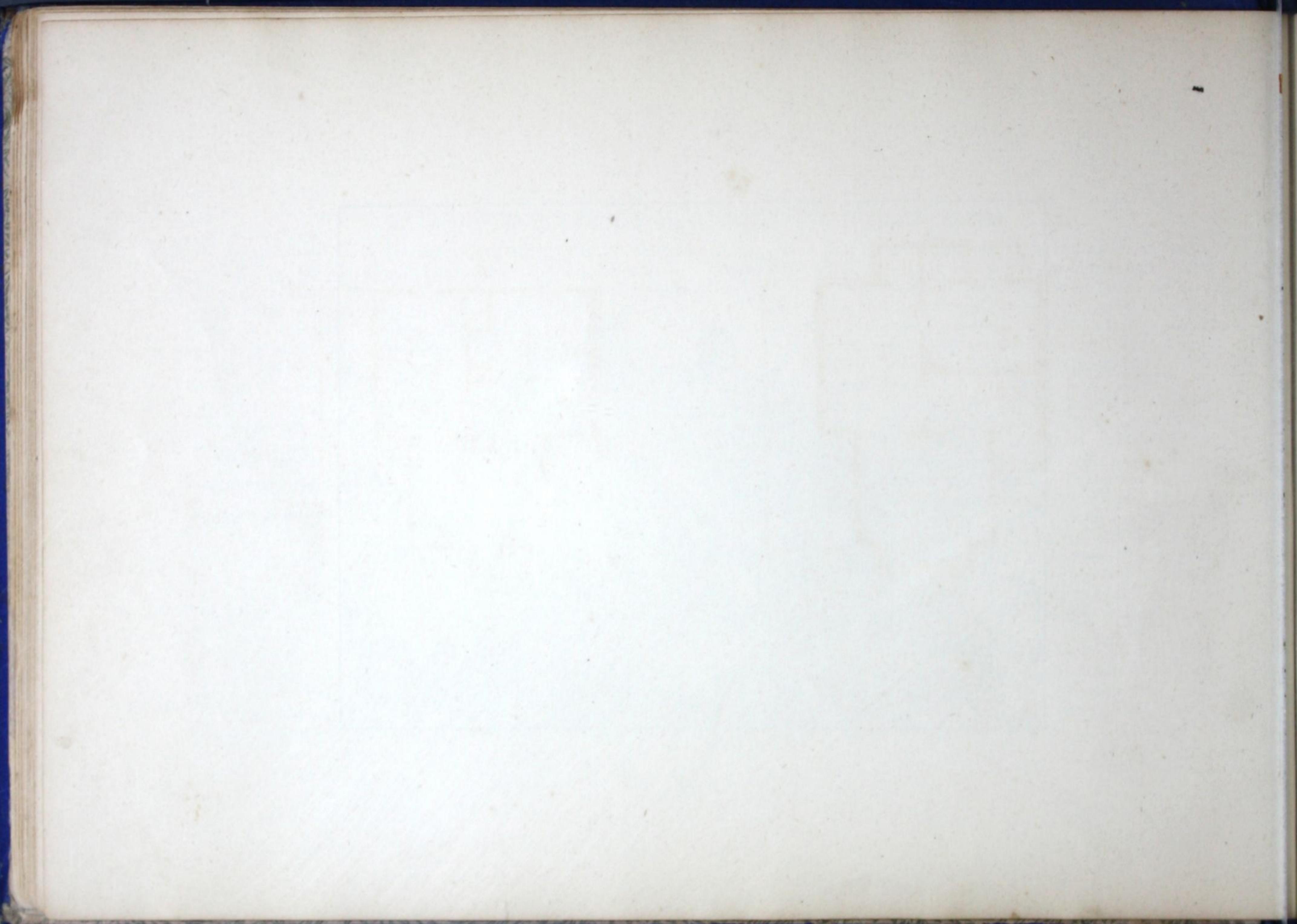
shown both in the present design and in former plans of houses costing less than half the price of this. A front hall ought to be regarded, if not in the light of a necessity, at least in that of a very substantial comfort which amply repays the cost of construction. An outer door opening directly into the room in which guests are entertained, is an awkward arrangement. So is a main stairway leading from the rear of the parlor or sitting-room. Both can be avoided without disregard of economy.

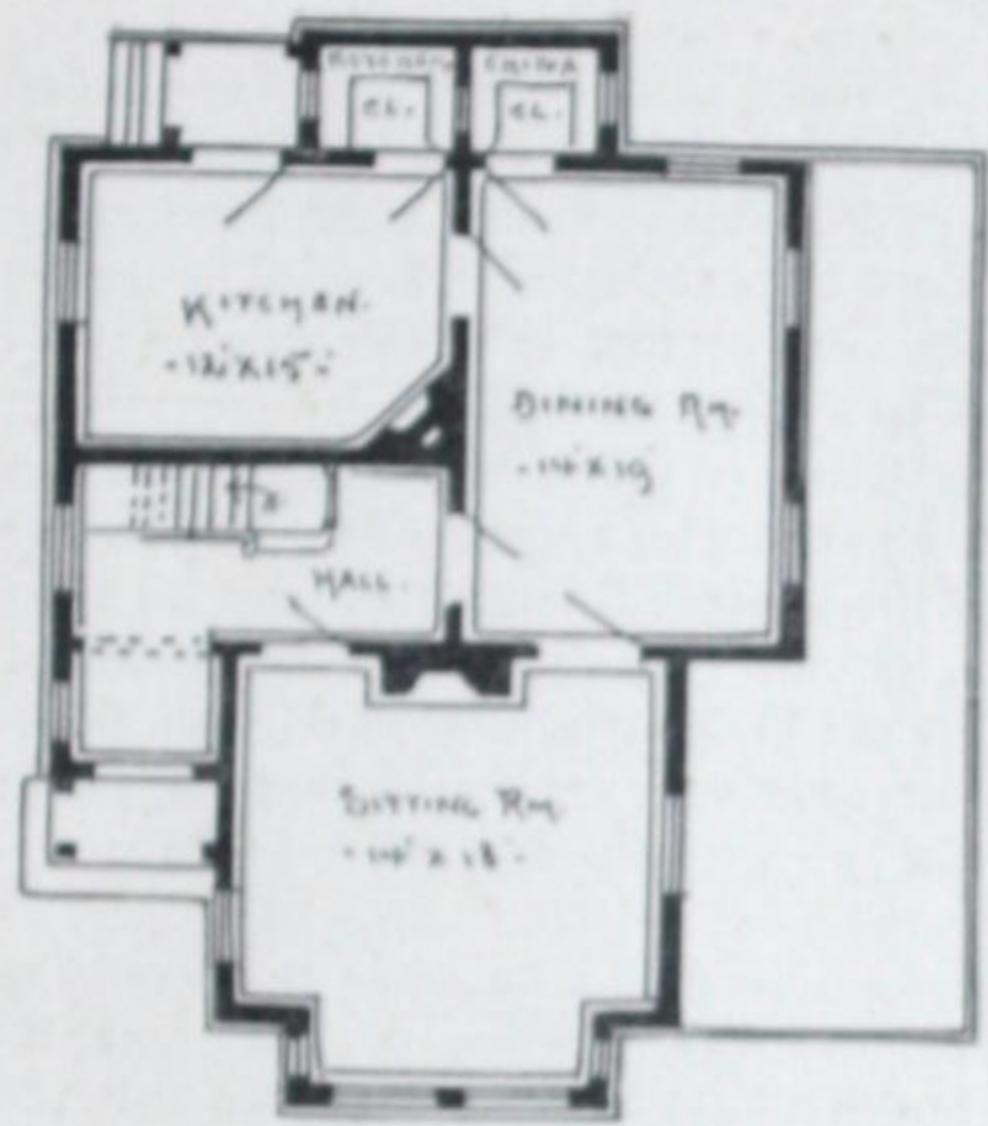
This article is not devoted to the general subject of architecture, but to a particular example; else we might go on to enumerate the needless mistakes which are made in the construction of houses of moderate cost, arising out of the idea that they must of necessity be devoid of beauty, symmetry or convenience. Within certain limits these qualities cost nothing but the exercise of taste and judgment on the part of the builder. Of course the more money there is at command, the more largely the taste and ambition of the owner can be gratified; but in no instance need it be wholly ignored. In Europe, picturesqueness, whether of dwellings or of costumes, is not confined to the rich. It seems to be a peculiarly American notion that whatever is inexpensive must of necessity be ugly and uncomfortable.

The estimate of cost for this house made by the architect, Mr. Edward Dewson, of Boston, Mass., is \$2,545.50, which allows of a very superior quality of material and style of construction. The same plan could be carried out, with cheaper material and plainer finish, for a sum considerably below that figure.

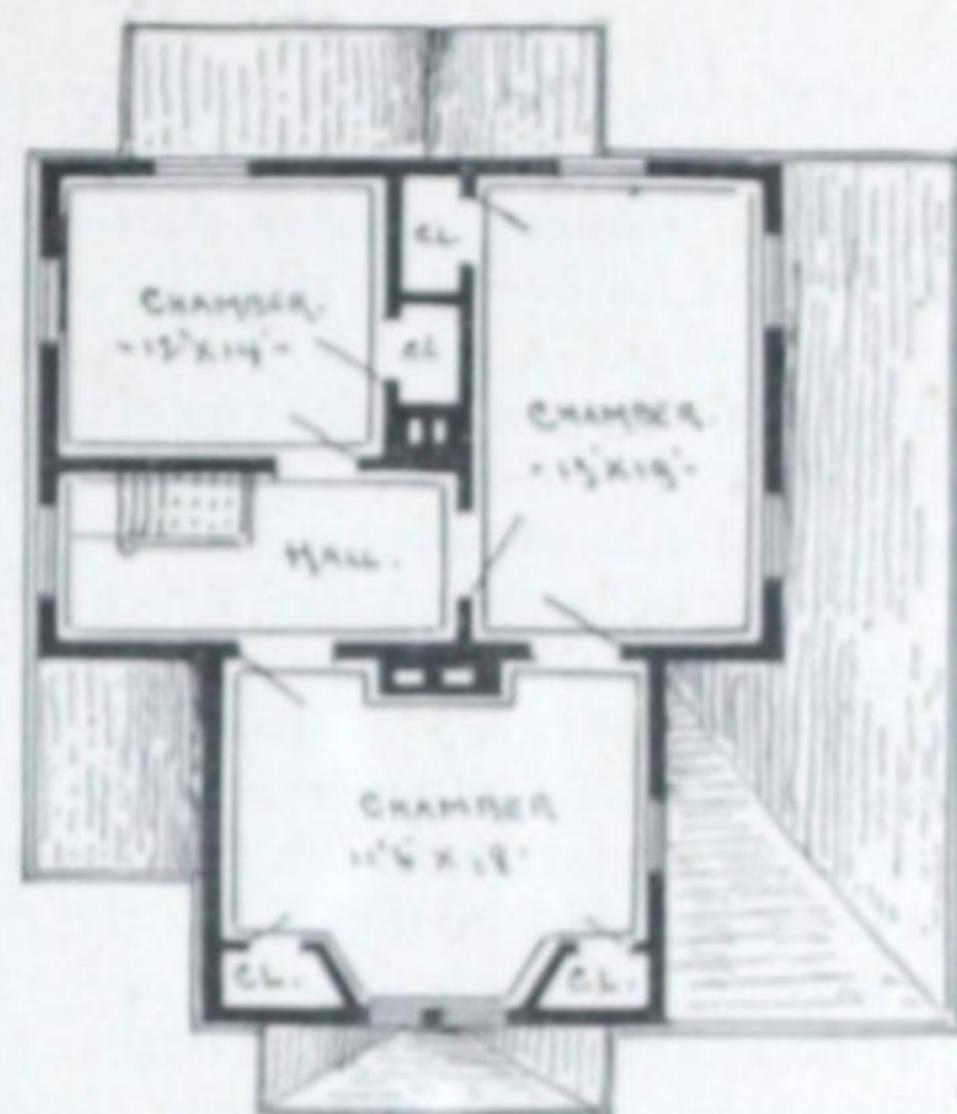


A  
COUNTRY  
RESIDENCE,  
COSTING ABOUT \$2,500.





FIRST FLOOR PLAN.



SECOND FLOOR PLAN.

## A HOUSE IN MICHIGAN FOR \$600.

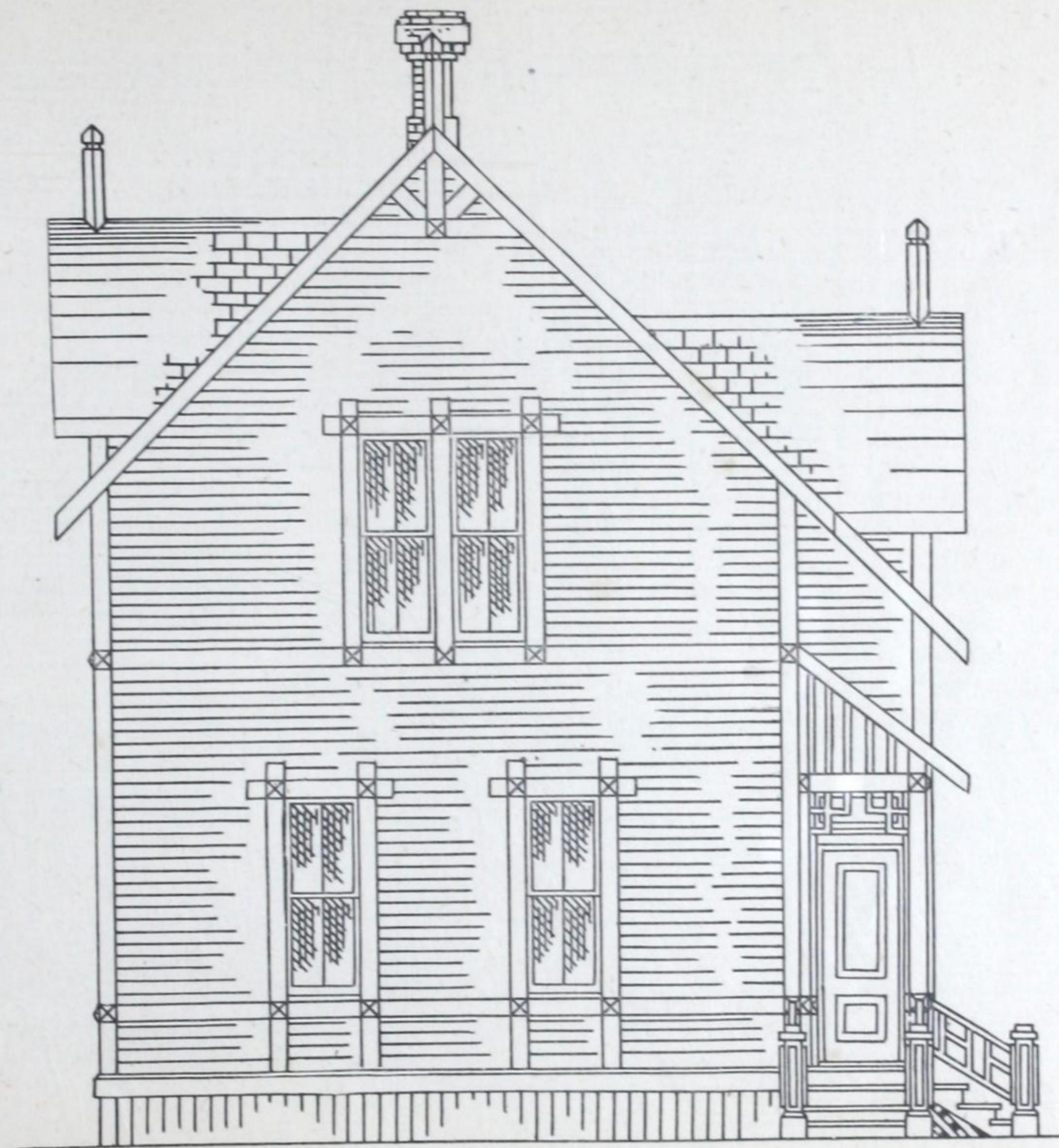
IN the estimate of the cost of this house made by the designer, Mrs. Minnetta Ashton, of Traverse City, Mich., no allowance is made for a cellar or for foundation, other than blocks. It is necessary that this should be borne in mind in comparing the estimated cost with the plans. A good cellar, and foundation of the usual character, would add, perhaps, \$200 or more to the total cost.

The arrangement and size of rooms are distinctly shown in the floor plans. The side walls are 16 feet 6 inches from top of sill to top of plate, excepting the side wall of kitchen, which is 12 feet 6 inches from top of sill to top of plate. The first story is 9 feet 6 inches between the floor joists, leaving the outside wall of the second story 6 feet 4 inches from the floor to the angle of the roof resting on the plate; and in the center the rooms are 9 feet high. The arrangement of the house gives easy access to the different rooms, and admits of an economical method of warming them. A good base-burner in the sitting-room can be made to warm the whole house, an oil stove being used in the kitchen for cooking, if preferred. By means of registers in the ceilings of

the sitting-room and kitchen, to be kept closed during the day and opened in the evening, sufficient warmth can be communicated to the sleeping-rooms to render them comfortable for that use. This would only be practicable in a small house, but by proper management the cost of fuel in a dwelling of this construction may be reduced to a very low figure.

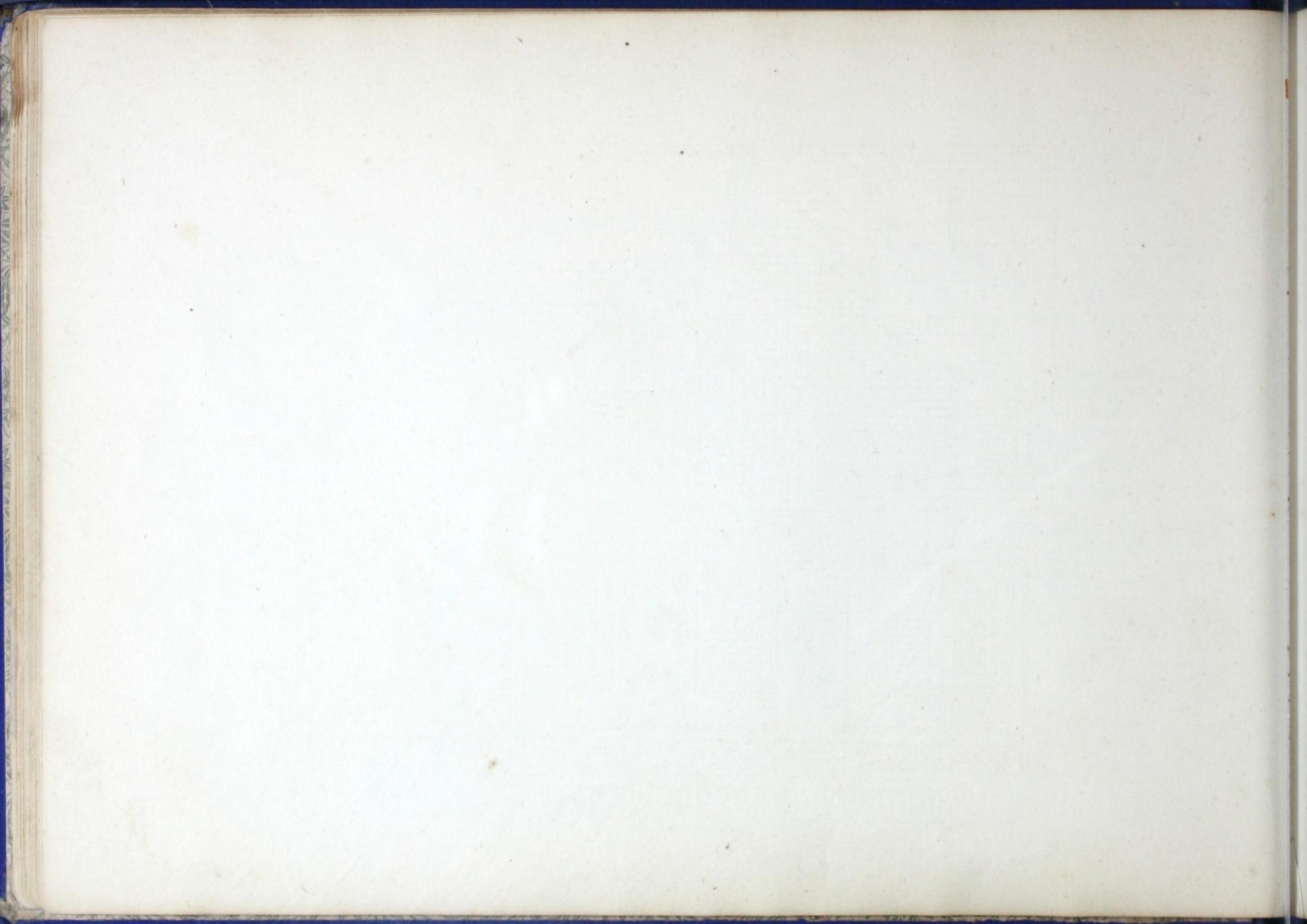
The finish is plain and inexpensive, and when painted will present an attractive appearance. The designer suggests for the body of the house a French gray, and for the trimmings, including cornice, window frames, bands and veranda, a pearl gray; all the chamfers cut in the trimmings and sash, floor of veranda and top of steps, vermillion; ceiling of veranda, pink; the inside painting to correspond with the carpets and furniture, and paper when the latter is used.

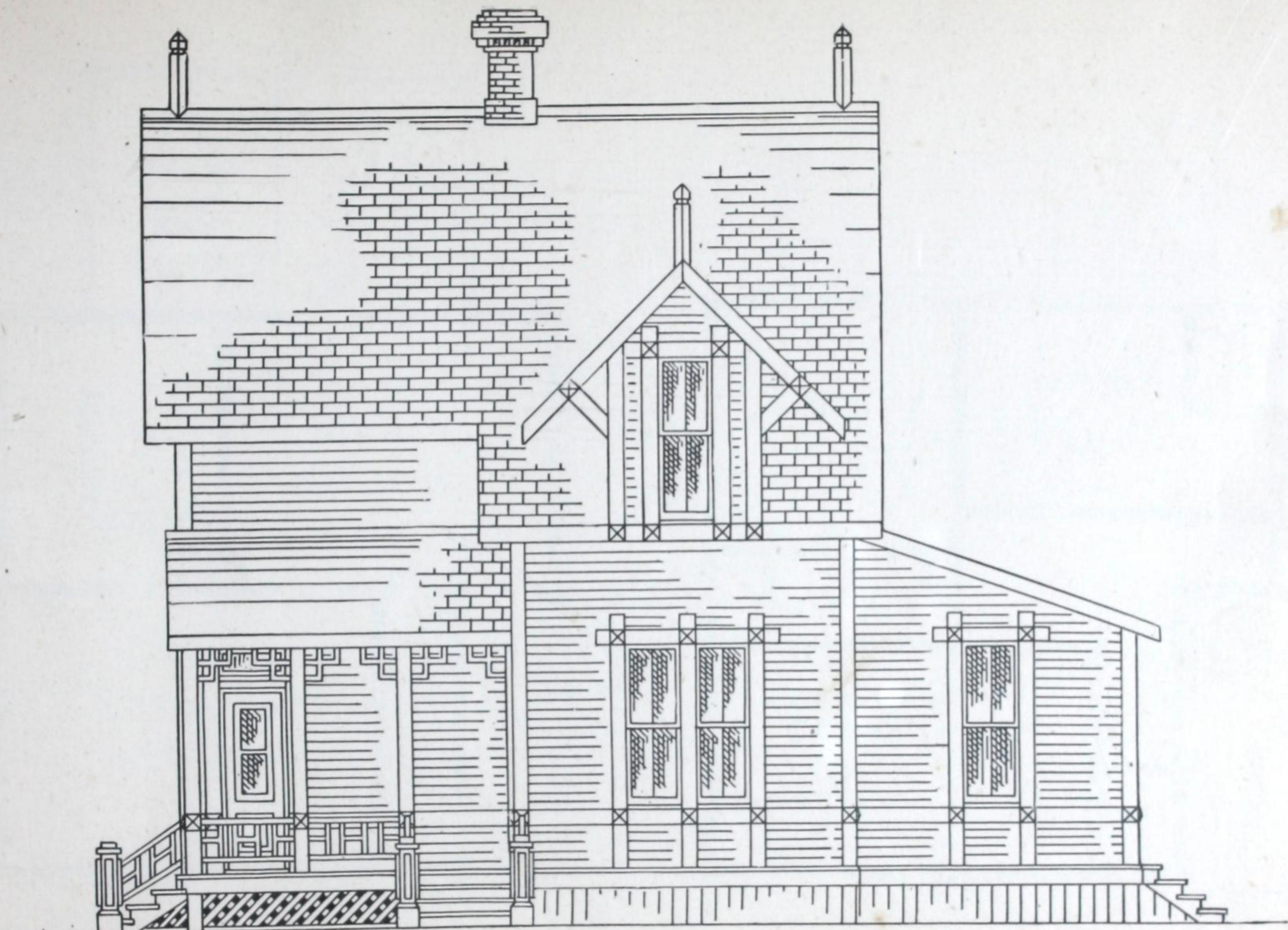
The cost of such a house as this would vary in some particulars from the figures given for Michigan, if built in other localities; but it could be completed on this plan for not exceeding \$1,000 (inclusive of cellar and foundation) in most parts of the country.



A  
HOUSE  
IN  
MICHIGAN  
FOR \$600.

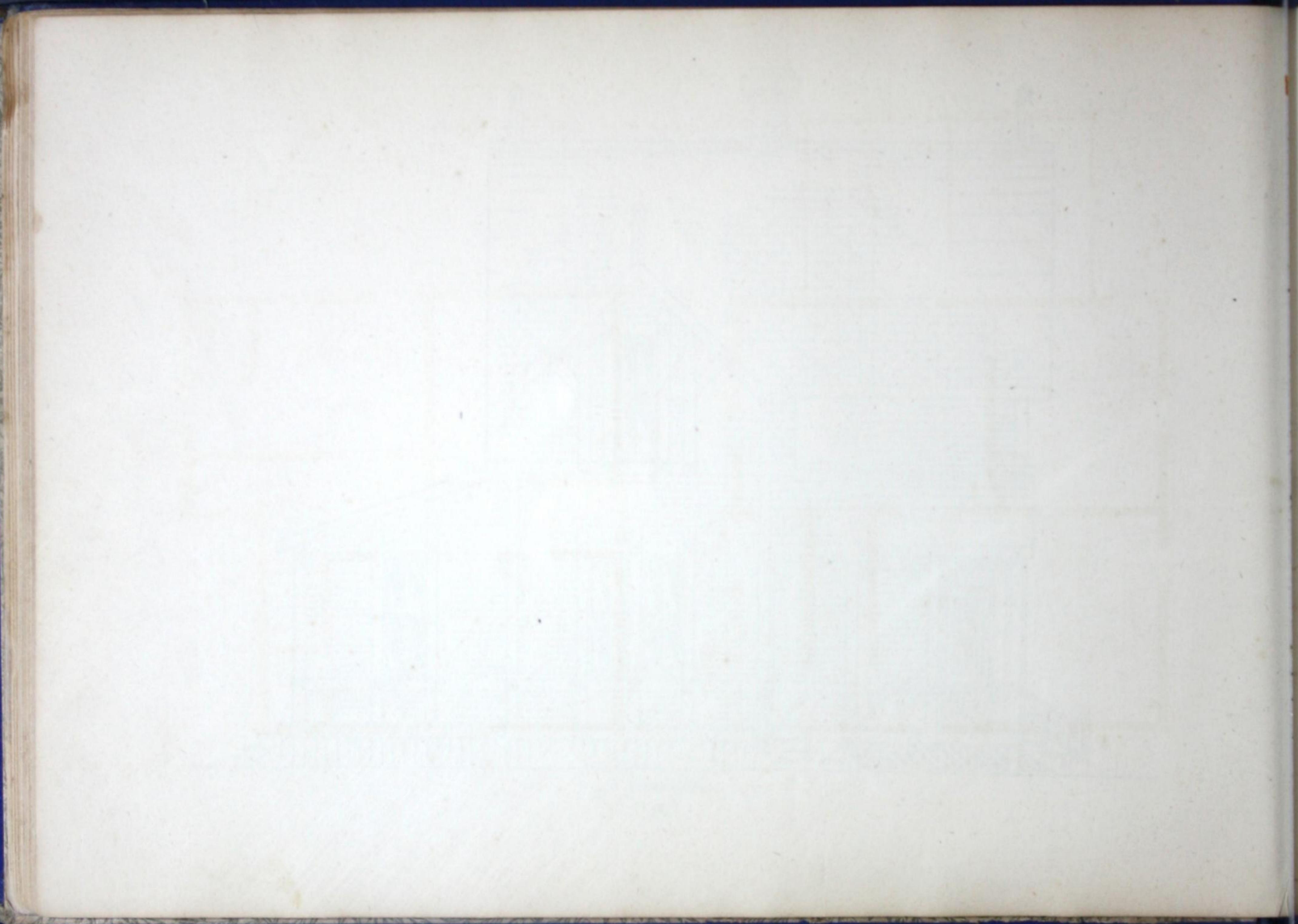
[Exclusive of Cellar and  
Foundation.]

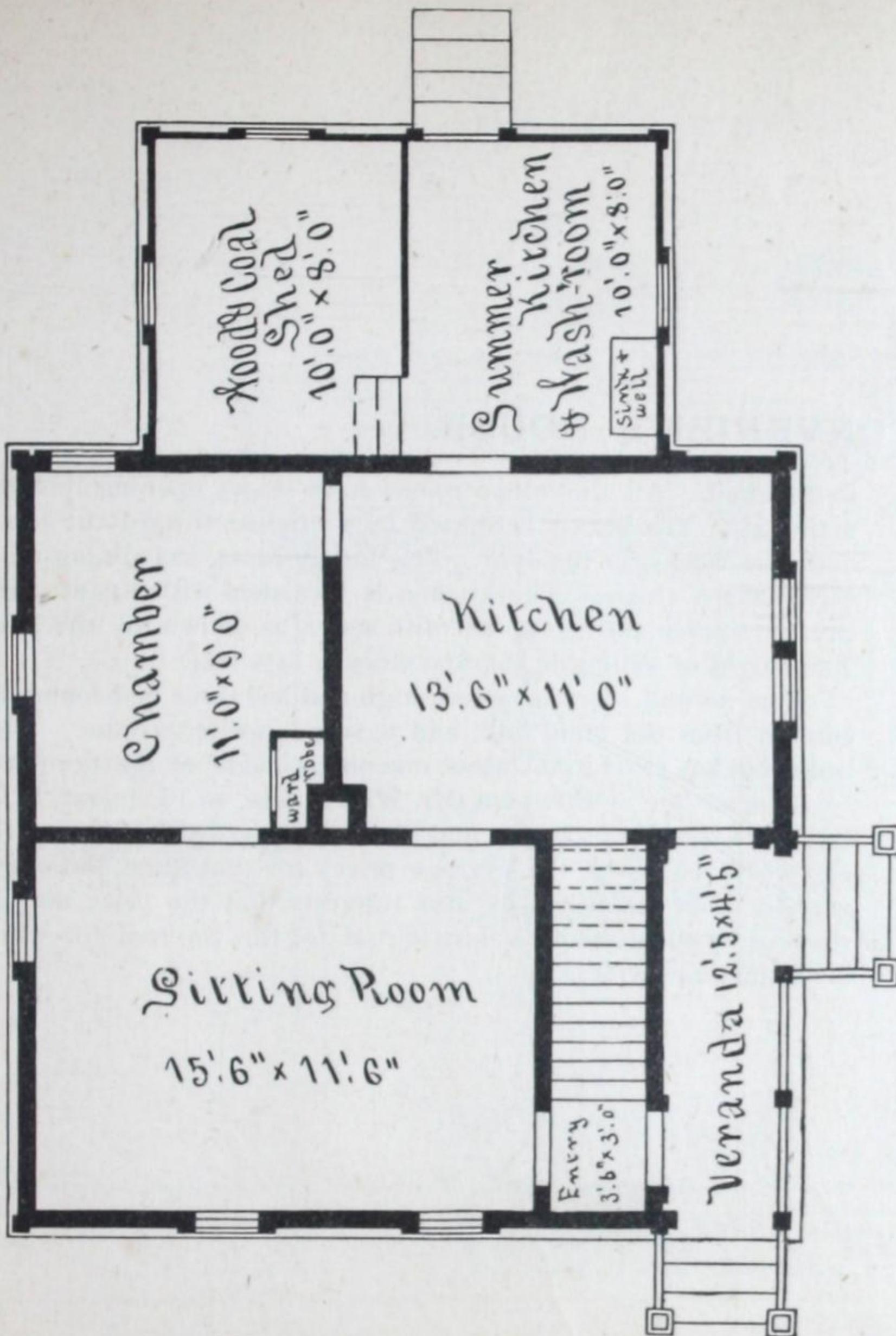




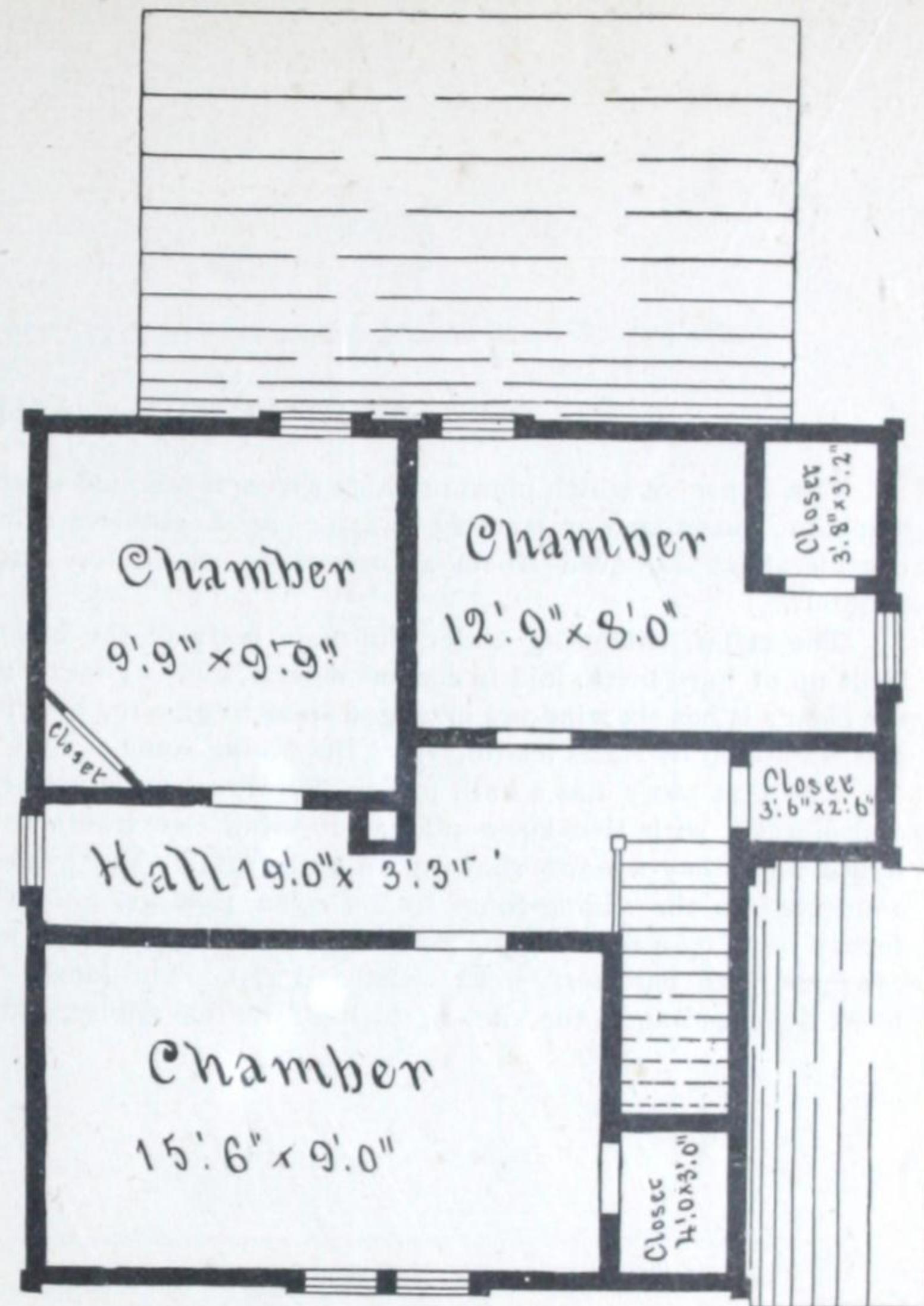
SIDE ELEVATION.

(39)





FIRST FLOOR PLAN.



SECOND FLOOR PLAN.

## A SPACIOUS AND CONVENIENT HOUSE.

THE house, of which plans are here given, is adapted to either a village, suburban, or country location, as it requires a lot of considerable size, even if no allowance be made for exterior grounds.

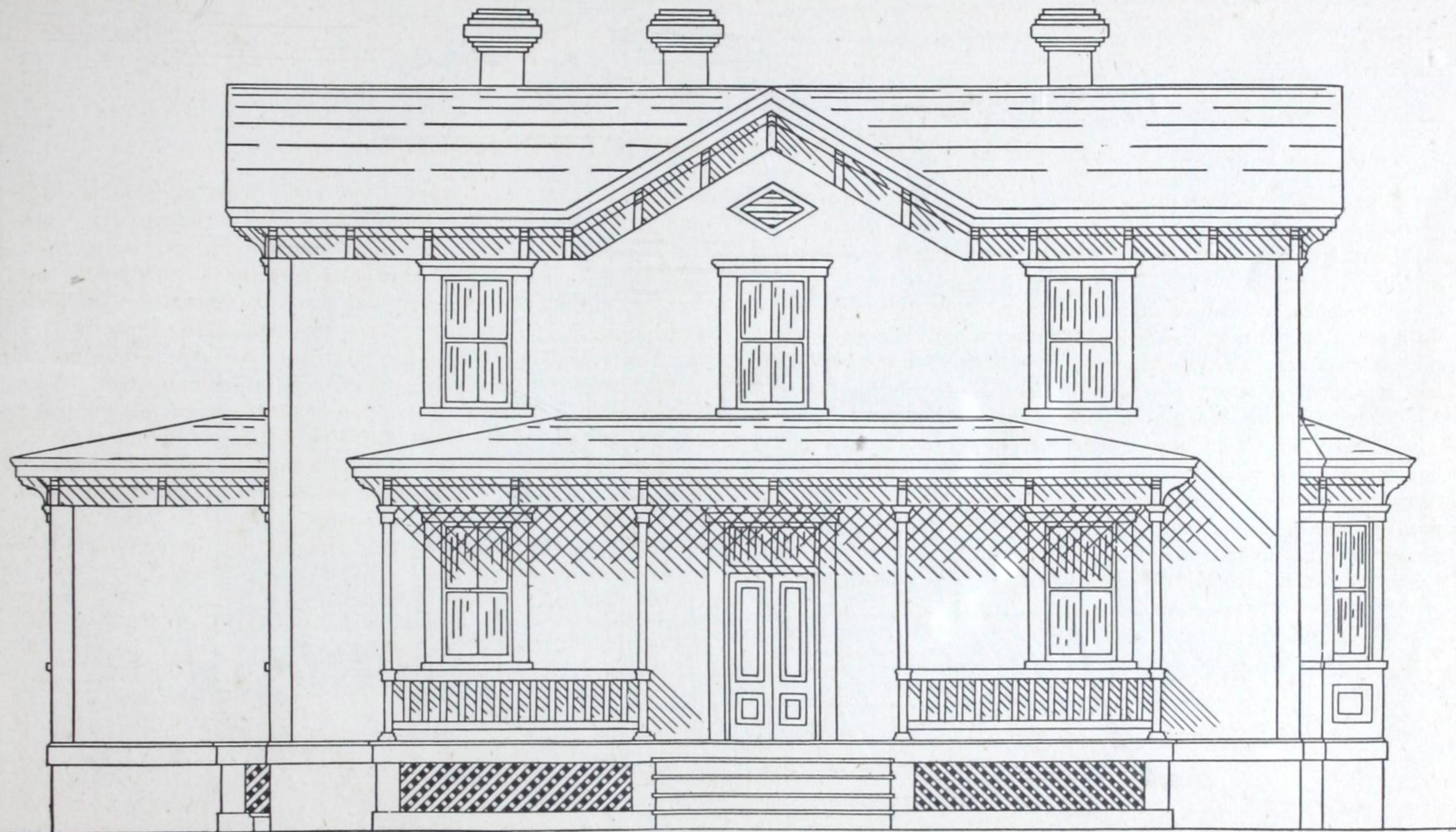
The cellar, extending under the main body of the house, is built up of hard brick, laid in cement mortar, and is 7 feet high in the clear; it has six windows arranged so as to give the best light, and is entered by stairs leading from the dining-room.

The first story has a hall, parlor, family-room, dining-room and library, with two large piazzas forming two fronts to the house, and a bay-window showing on both fronts. The kitchen is connected to the dining-room by an open passage, and to the family-room by a rear lobby. The hall has the main stairs, which are open, with balusters, newel post and rail. The family-room has a door leading to the kitchen through the rear lobby, and one

to the hall. All the other rooms have doors opening into the main hall. The library is lighted by a window toward the lobby and a transom over the door. The family-room and dining-room each have a closet. The kitchen is furnished with a pantry and can be conveniently supplied with water, as shown by the plan. The height of ceiling in the first story is  $10\frac{1}{2}$  feet.

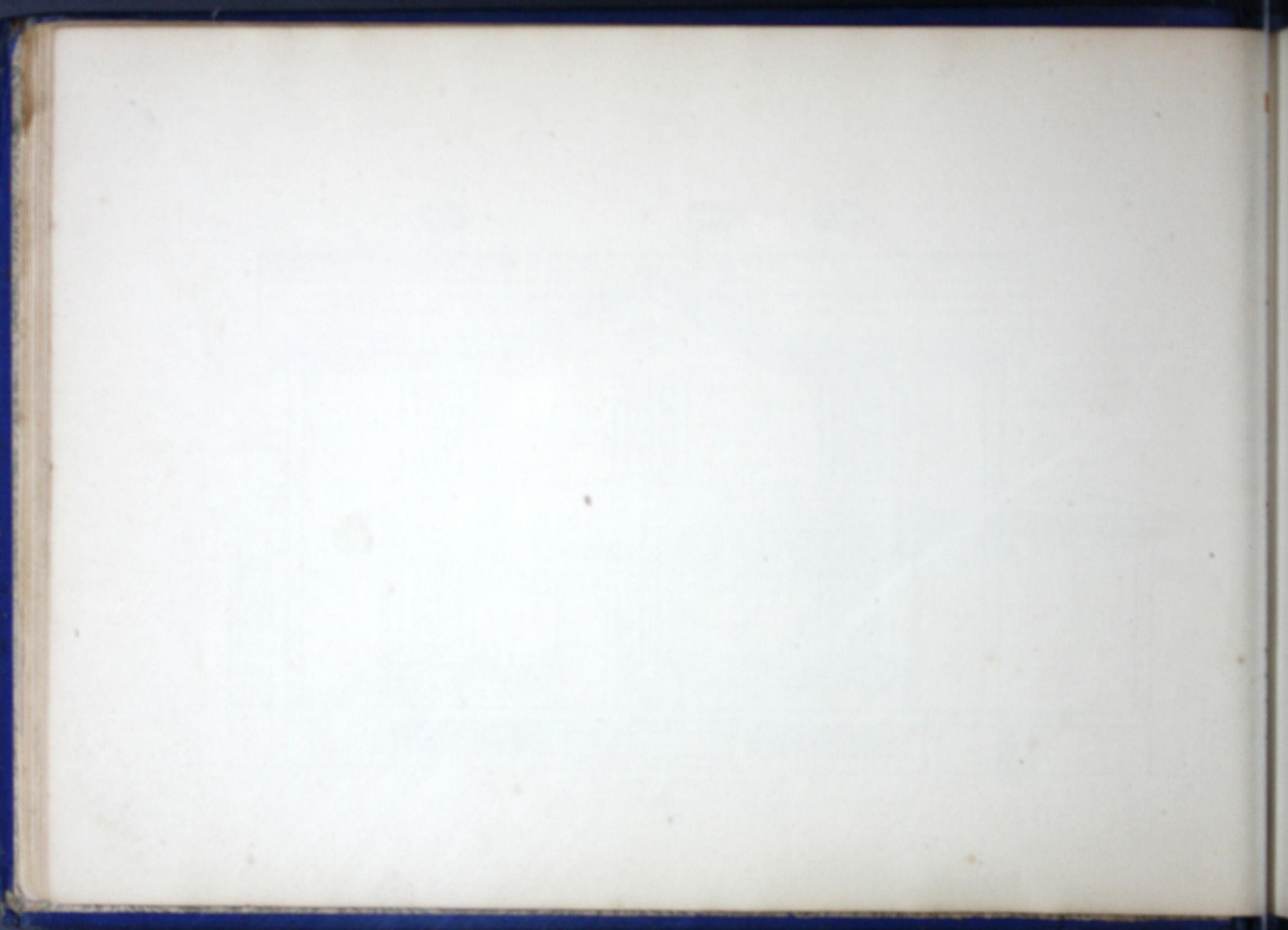
The second story is 9 feet high and has three bed-rooms, all entered from the main hall, and a very large bath-room. Each bed-room has two large closets, one on each side of the fire-place.

The author of this plan, Mr. Wm. F. Lee, of Piedmont, S. C., estimates the cost at \$2,700, and states that the figures for material and work are about the average prices for that State, but might vary in other localities; he also suggests that the price may be reduced by substituting a shingle roof for the tin roof for which his estimate provides.



FRONT ELEVATION.

A SPACIOUS AND CONVENIENT HOUSE FOR \$2,700.

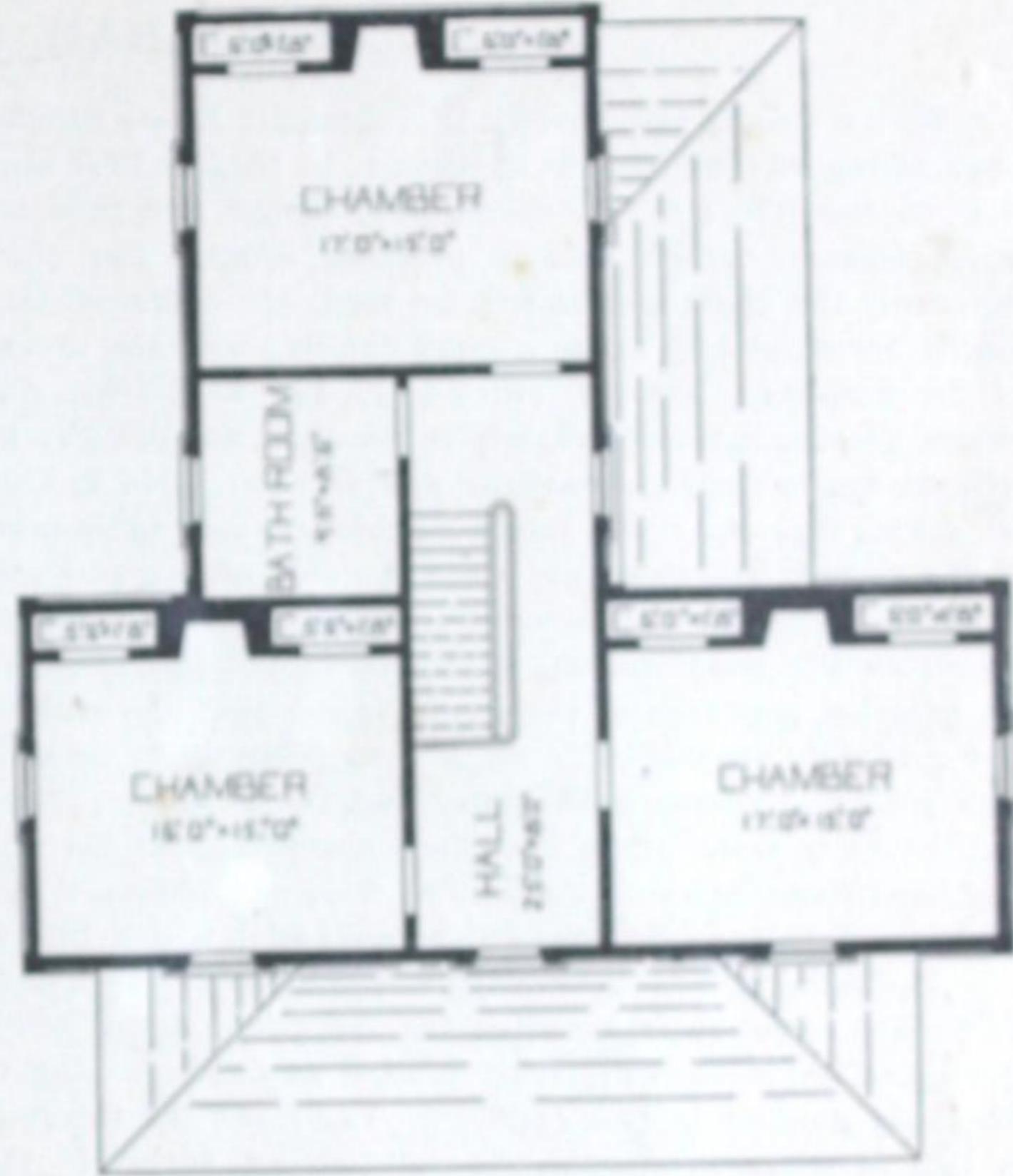
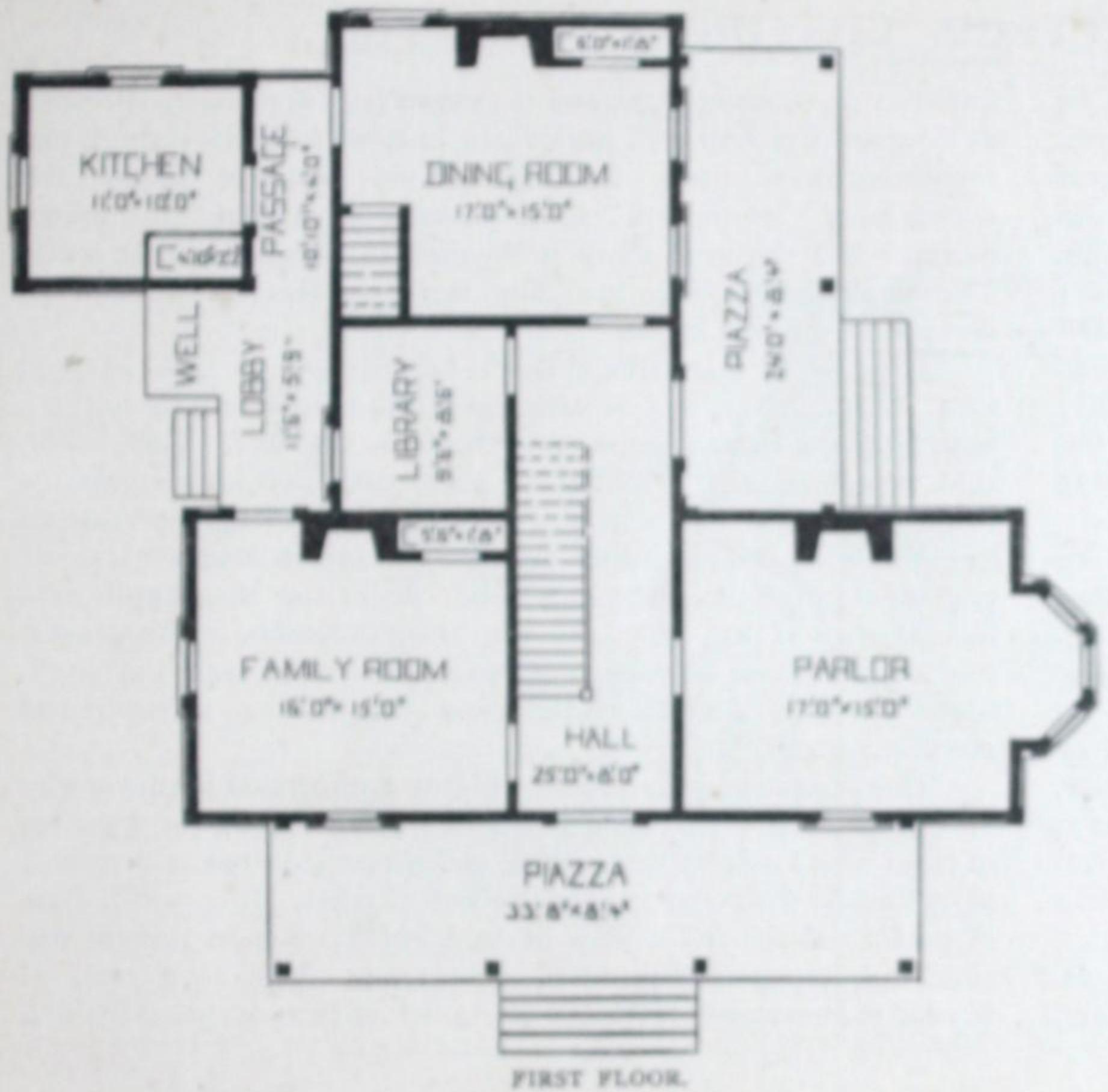




SIDE ELEVATION.

(45)





## A SUBURBAN COTTAGE, COSTING \$3,000.

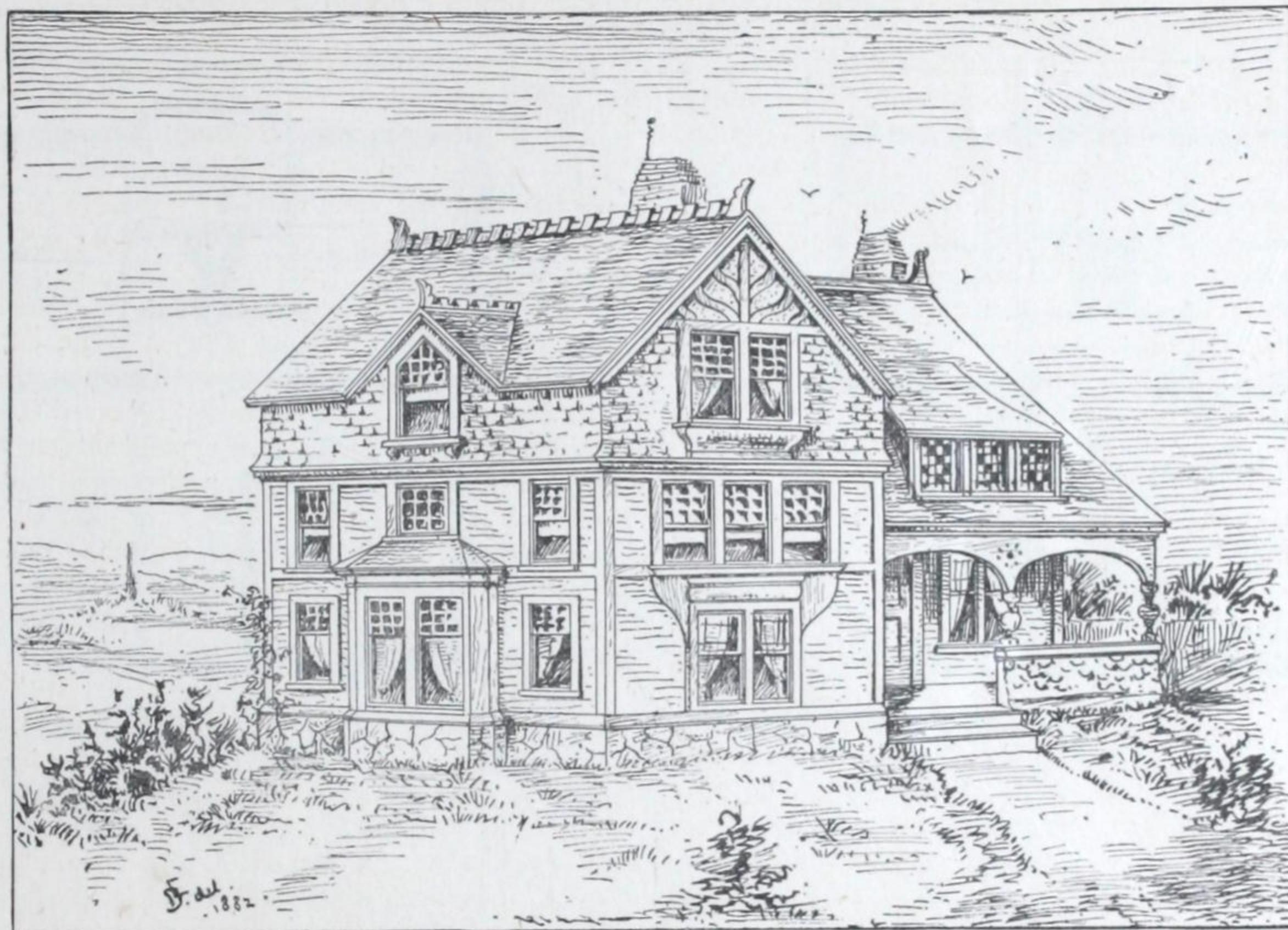
WHILE this is not strictly the cheapest house which can be built, as regards the amount of room to be obtained for the money, it is on the whole a very satisfactory design, and possesses some novel features which have a pleasing effect. The rooms, and especially the chambers, as will be seen, are commodious, giving ample accommodations for a small family; and the arrangement of the fireplaces, alcoves, entry-ways and hall, both above and below, give an agreeable variety to the plan, and are also managed with an eye to daily convenience and comfort. No doubt it may be urged, that the space could be more closely economized; but in the present instance this is not the sole object, and something has been yielded to the demands of taste in the way of a departure from the usual formal grouping of the apartments. As to its exterior appearance, the house is substantial and home-like; not profusely ornamented, yet not so plain as to be uninviting. The principal rooms, both above and below, are so situated and lighted as to make them extremely cheerful; and the alcove on first and dressing-room on second floor are pleasant as well as highly convenient adjuncts of the rooms with which they connect.

The cellar extends under the whole house. The foundation is of broken stone, the excavation for the 7-foot cellar being 5 feet deep, and the loose earth being graded at finish, leaving two feet of nicely-pointed surface exposed. The stone for the foundation is laid in common mortar, the wall being 18 inches in thickness. The framing is solid. The sashes,  $1\frac{1}{4}$  inch, are glazed with second

quality French sheet glass, and the upper part divided by mullions, as shown. The hall and parlor are finished in black walnut, and the dining-room in ash. Ceilings and side walls of the two full stories have "white sand" finish on one coat of "laid off" brown mortar; and the attic story is finished in rough one-coat work. The heights of ceilings are: first story,  $9\frac{1}{2}$  feet; second story, 9 feet; attic, 8 feet 6 inches.

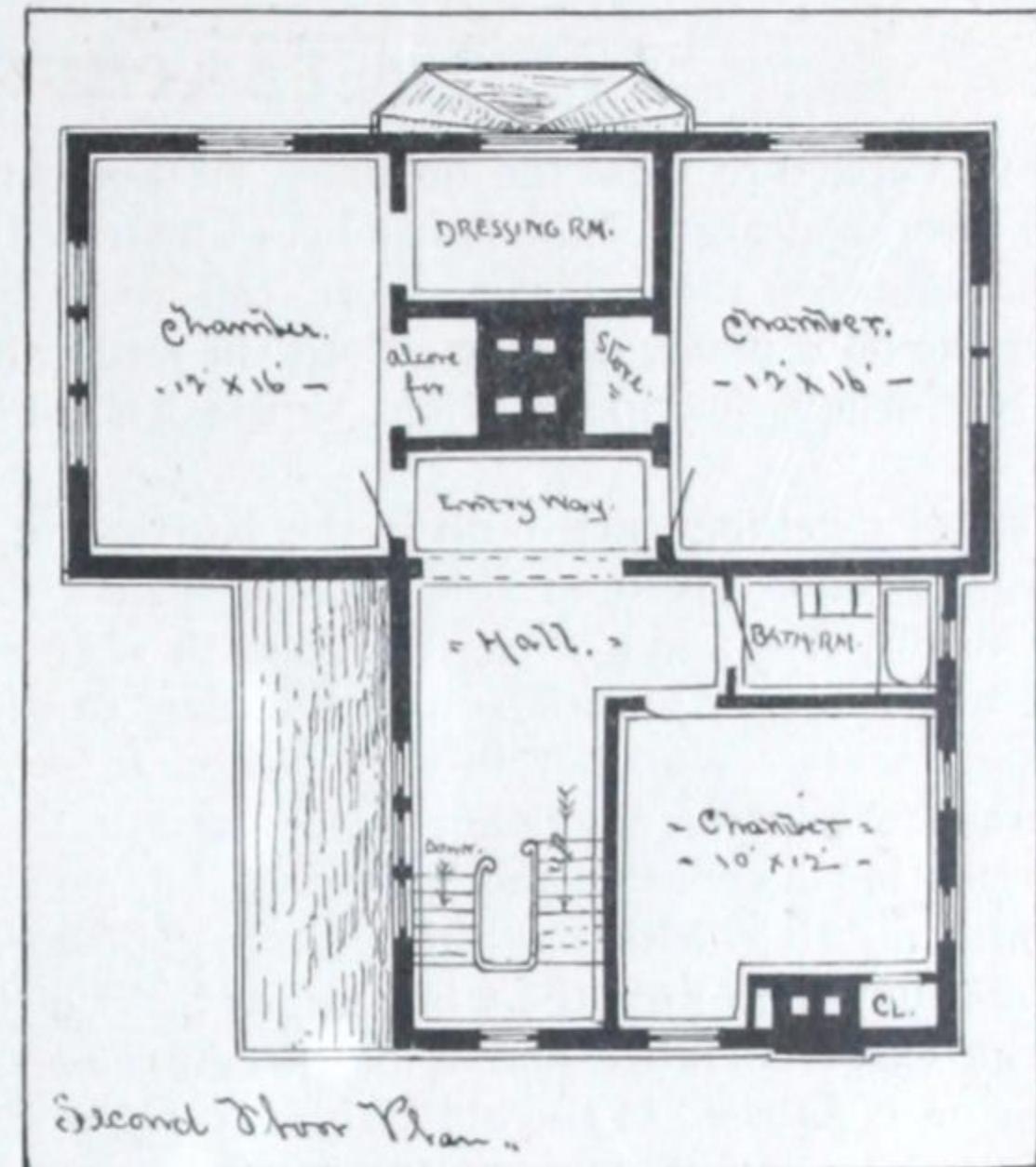
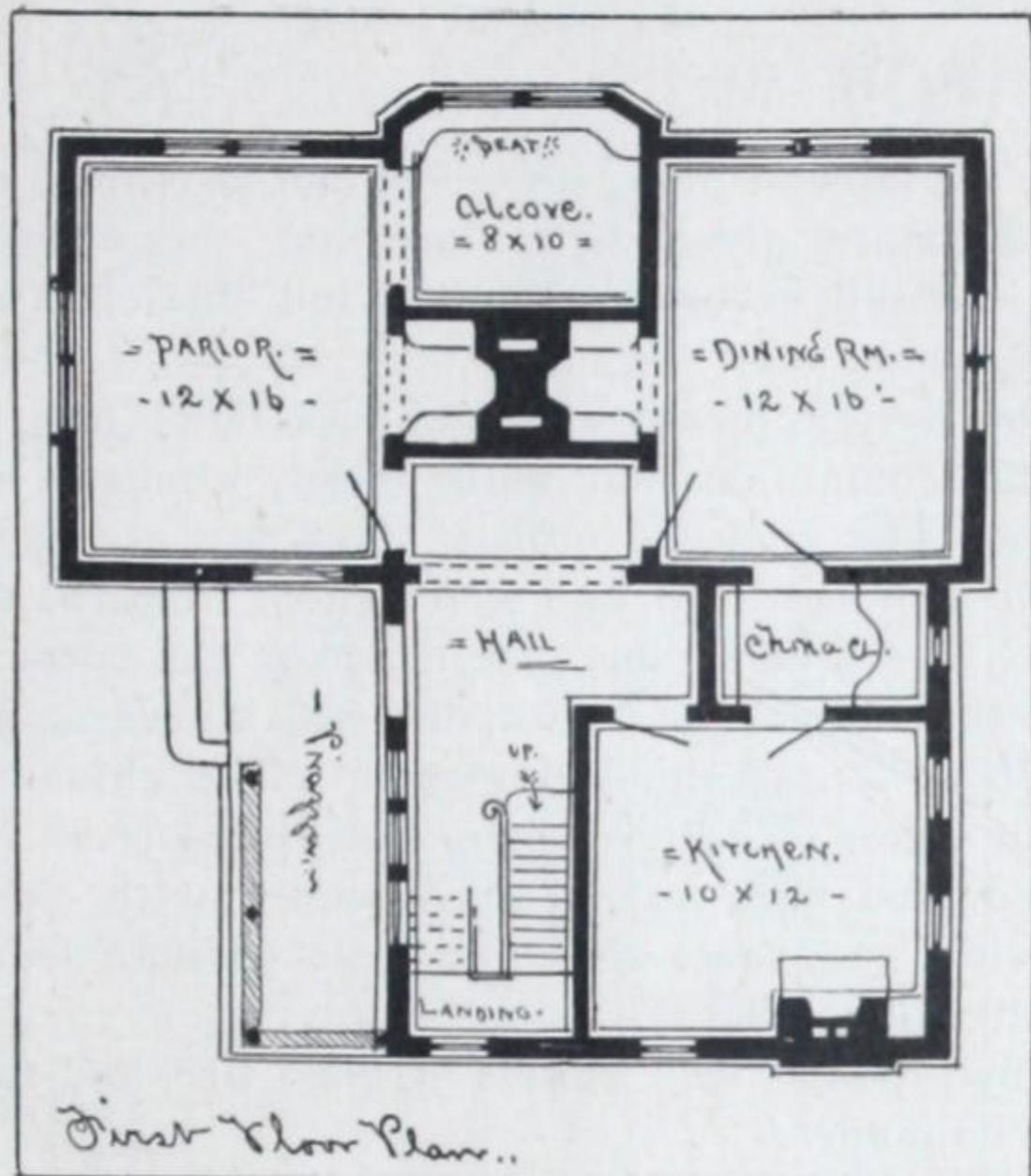
The plan of this cottage, it will be observed, is best adapted to a corner lot, or one of sufficient width to give a fair outlook both from the front windows and those on the side. This condition is not usually a matter of great difficulty in a village or suburb, unless it be so near a large city as to bring the value of ground to an impracticable figure. For such a case a narrower plan would have the preference; and one of the advantages of a locality such as that which our engraving indicates, is the greater freedom it allows in the arrangement of a home, and the abundance of space, as well as of light and air, which can be secured at moderate cost.

These luxuries are seldom so highly appreciated by those who have been long accustomed to their enjoyment as by the dwellers in cities who know by experience, and whose children realize still more keenly, the peculiar privations of city life. It is to this class of persons that such a plan as that which we here present will offer the strongest attractions, and tempt them to a removal beyond the horizon of brick and mortar which bounds their daily life.



A  
SUBURBAN  
COTTAGE  
COSTING \$3,000.





## A TASTEFUL COTTAGE FOR \$1,500.

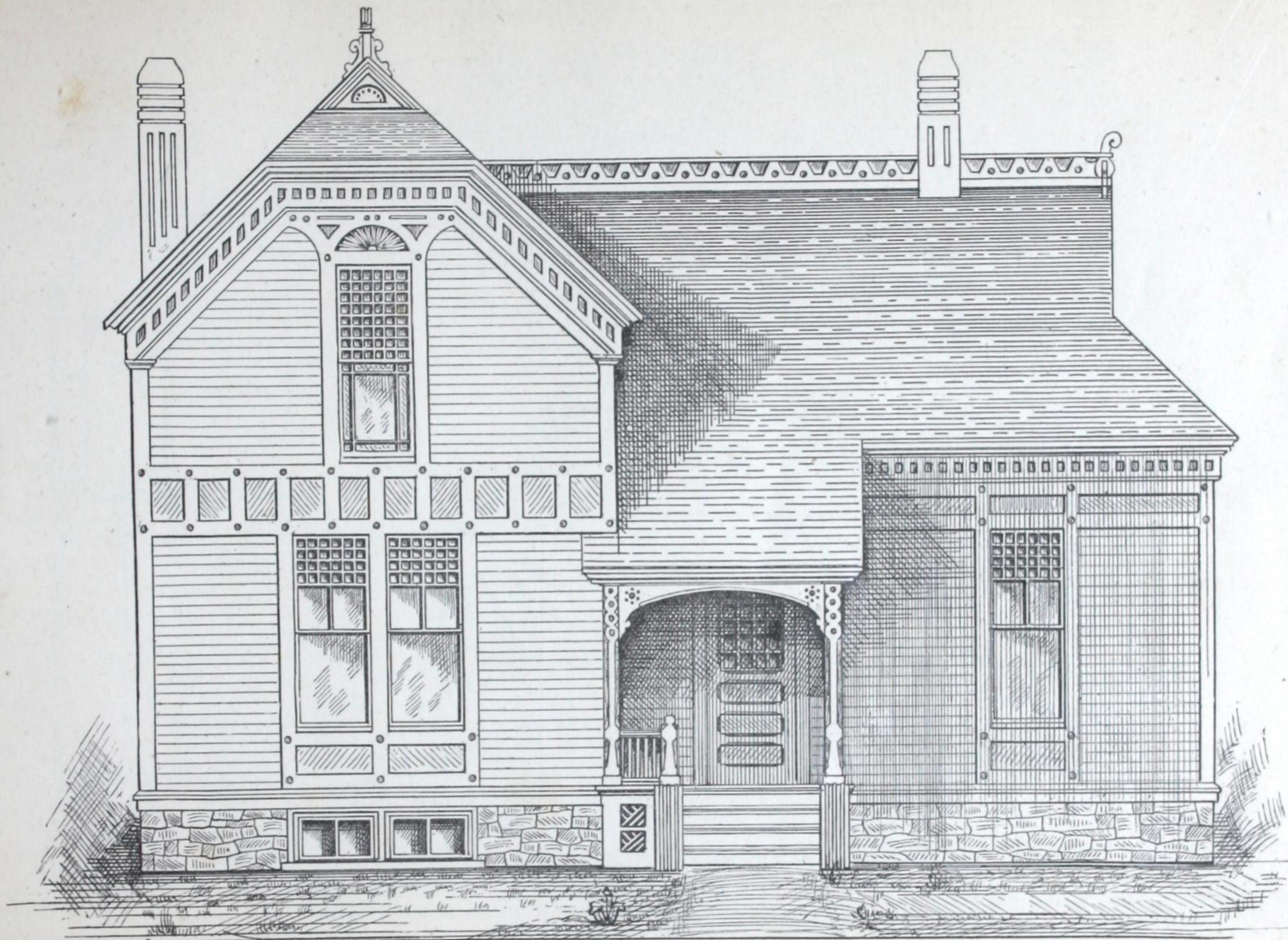
A RADICAL departure from the ordinary method will be observed in the interior design of the house here illustrated. Of the attractive character of the exterior, there can scarcely be two opinions. Of the floor plans, we may permit the author of the design, Mr. C. N. Cornell, of Alpena, Mich., to speak for himself, as follows:

"Many small dwellings are built in the North and West, of the general dimensions given in this design, viz.: a main part 16 x 24, with 16 ft. posts, and a wing 16 x 20, with 12 ft. posts, and which by the way is a very unsatisfactory building to divide into convenient apartments. We offer in this design, an original and entirely different interior arrangement from that usually adopted, as well as presenting a more attractive external appearance than the usual plain building with one-third pitch gabled roofs. If finished in the usual plain way, the wing might be two-story also, and contain an extra chamber and a bath-room, and still come within \$1,500; or, if finished in the old fashioned plain way on the

exterior, the interior plan here given can be carried out for \$1,000. In the estimate given it is intended that the building be finished in detail, according to plans, in a first-class and thorough workmanlike manner.

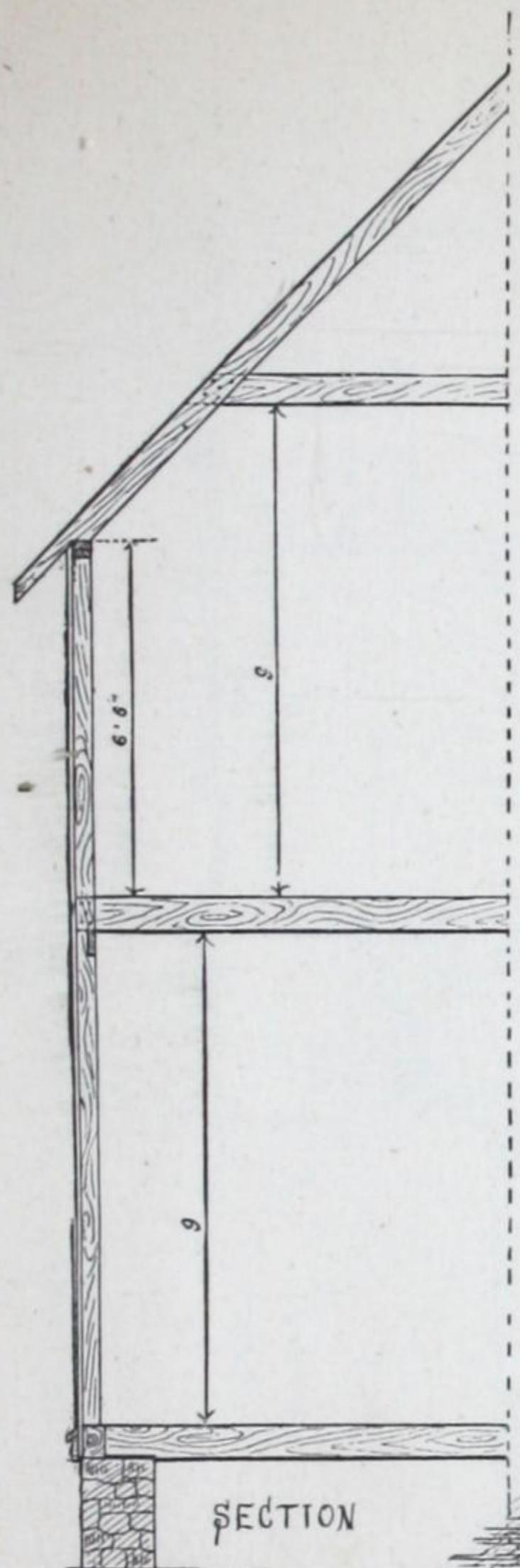
In this design, please notice the entrance hall, which affords convenient communication with parlor, kitchen, bed-room and chambers. The enclosed or box stairs are of easy run and rise, furnished with hand rail, and well lighted from the window at the landing. The grate being placed across the corner, gives symmetry to that side of the parlor, and still allows ample room for a double doorway into the dining-room. The china closet is convenient of access to both kitchen and dining-room. The kitchen is also provided with a good sized pantry, with closed cupboard and shelving, and there is a convenient passage from kitchen to cellar under the stairway.

All bed-rooms have closets of good size, and all rooms have access to chimneys."

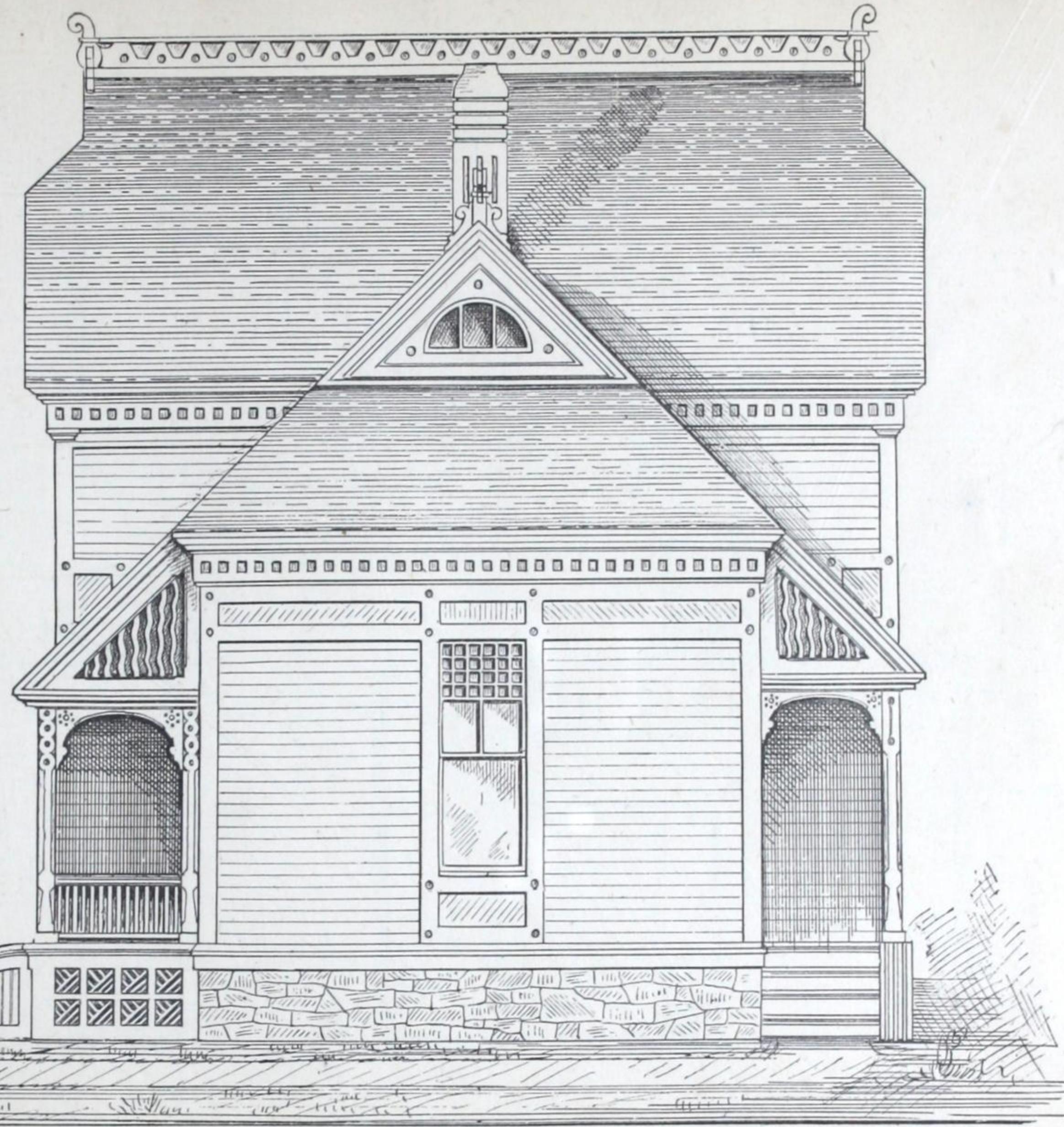


FRONT ELEVATION.  
A TASTEFUL COTTAGE FOR \$1,500.  
(53)



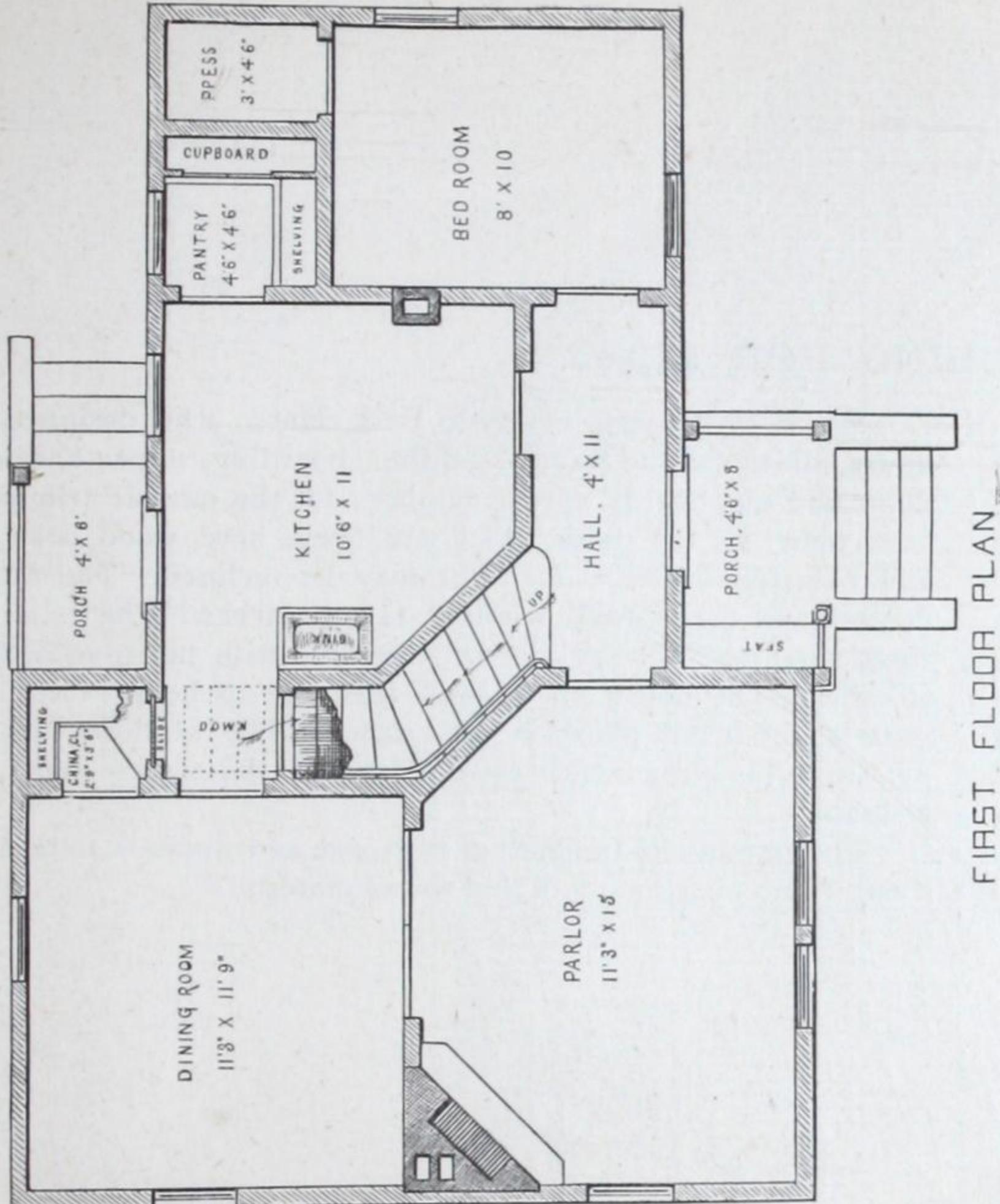


SECTION

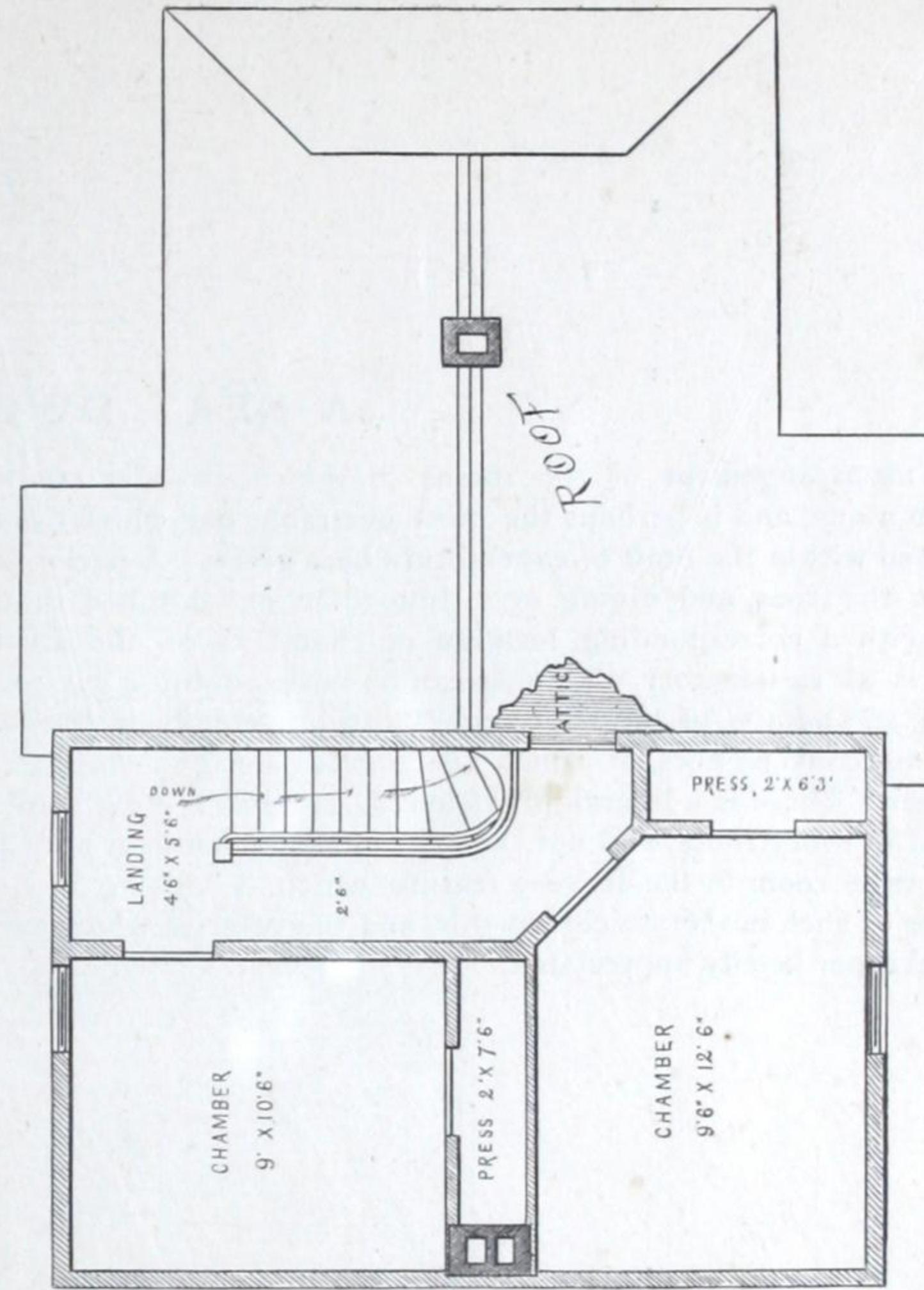


SIDE ELEVATION.





FIRST FLOOR PLAN



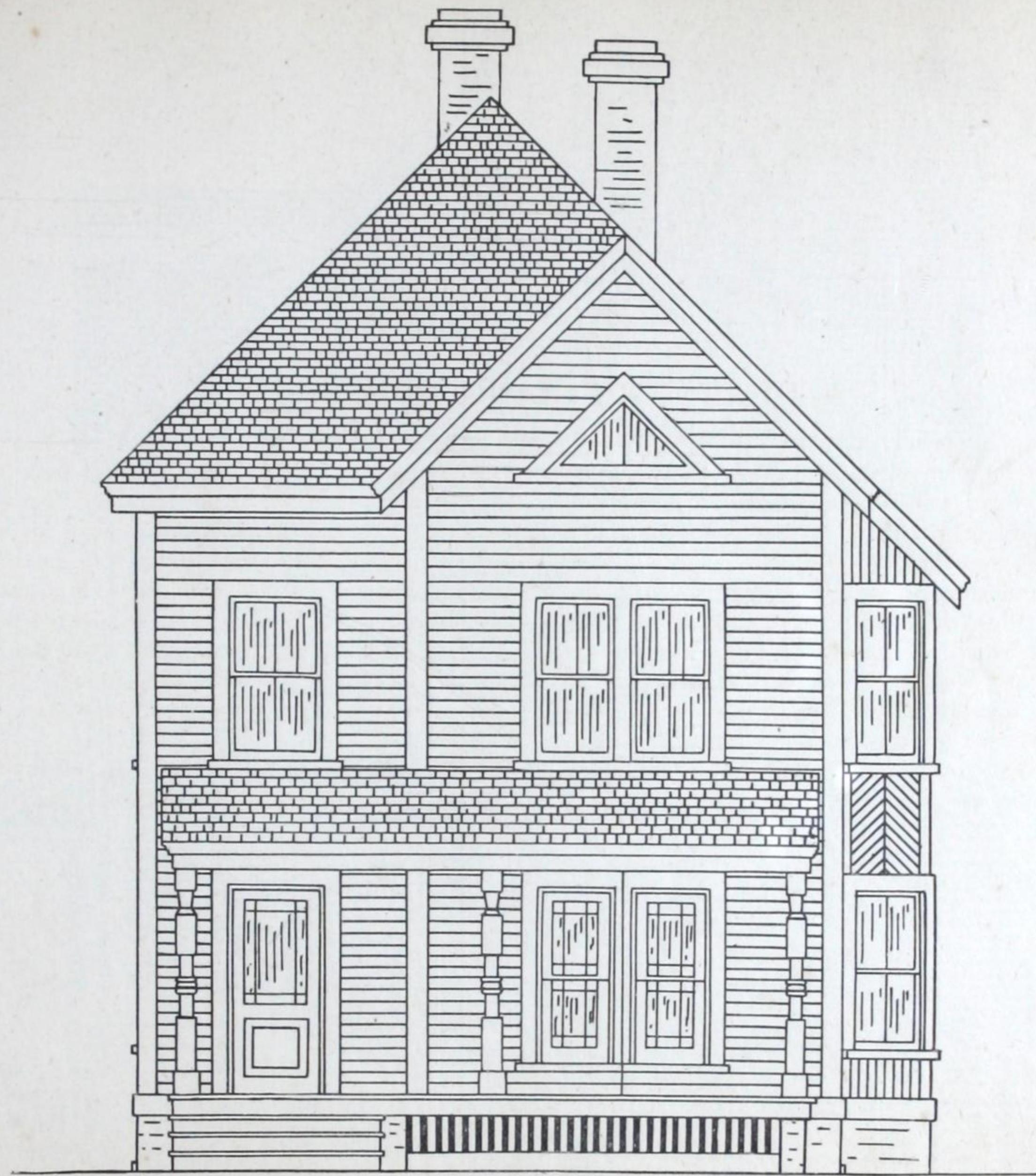
SECOND FLOOR PLAN

## A NEAT DWELLING FOR \$1,500.

THE arrangement of the rooms in this house is a not uncommon one, and is perhaps the most desirable one which can be followed within the limit of expenditure here given. A parlor and hall in the front, and dining or sitting-room and kitchen in the rear, with a corresponding location of chambers on the second floor, is as satisfactory a plan as can be adopted for a six-room house, and admits of but slight modifications, chiefly in the way of minor conveniences, of which the present design comprises a number. There is a liberal provision of closets, a stove can be placed in every room, and not the least of the advantages afforded is storage room in the attic—a feature which is lacking in most houses of such moderate cost as this, and the value of which every housekeeper keenly appreciates.

Mr. P. W. Russell, of Hyde Park, Mass., who designed this house, allows for the frame, studding, boarding, upper and lower floors and clapboards, spruce lumber; for the outside trimmings, good pine; for the stairs, which are open, hard wood posts, rail and balusters. The attic flight may be inclosed. The attic is floored, and has a back window 14 x 30 inches. The cellar has three windows. The roof is to be covered with fair pine or cedar shingles. The house, piazza and shed are to be provided with gutters, and a sink placed in the kitchen. The windows throughout are to be glazed with good glass and the sashes hung with weights.

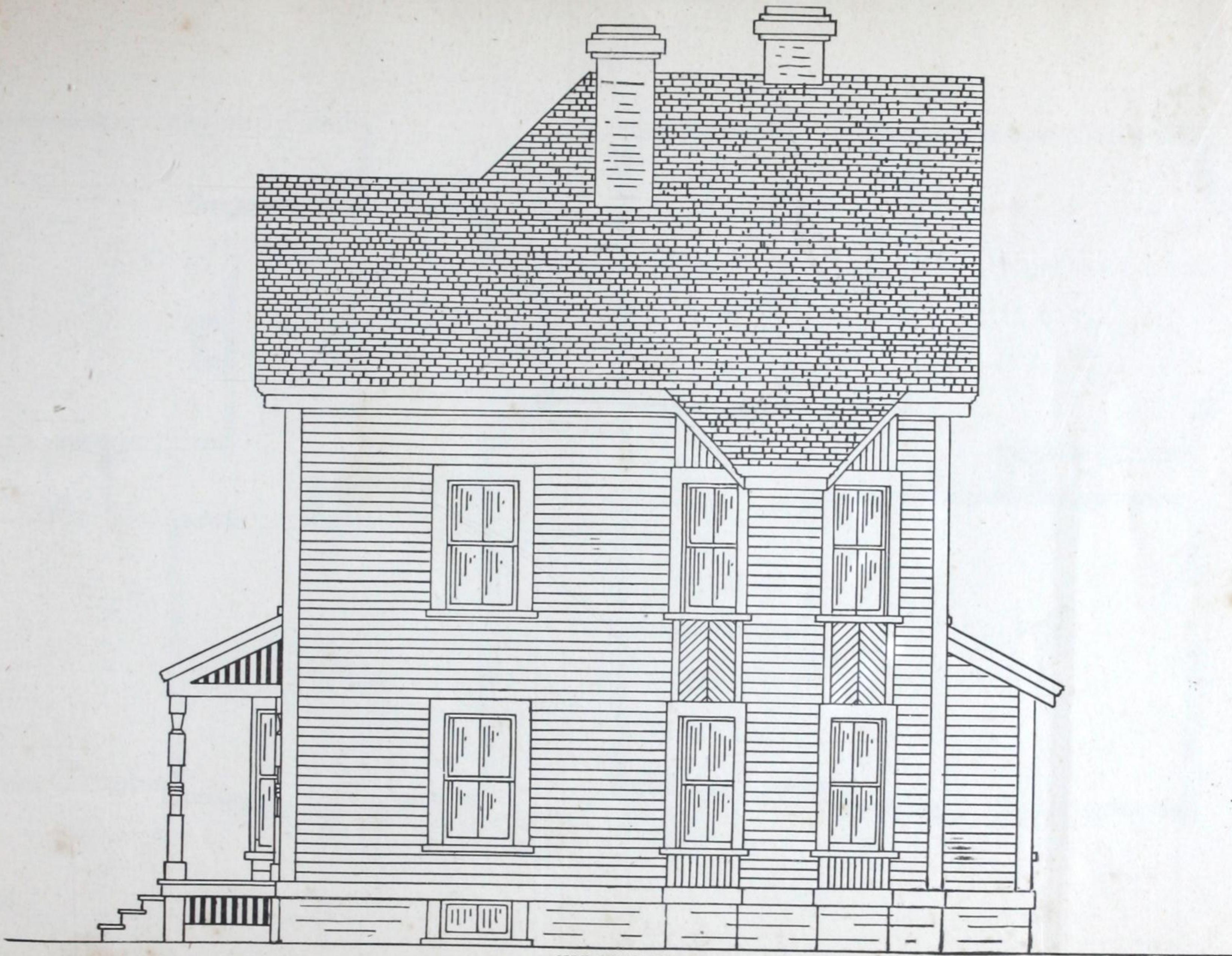
The estimate of the builder is \$1,490, and appears to be a reasonable one for good work and sound material.



FRONT ELEVATION.

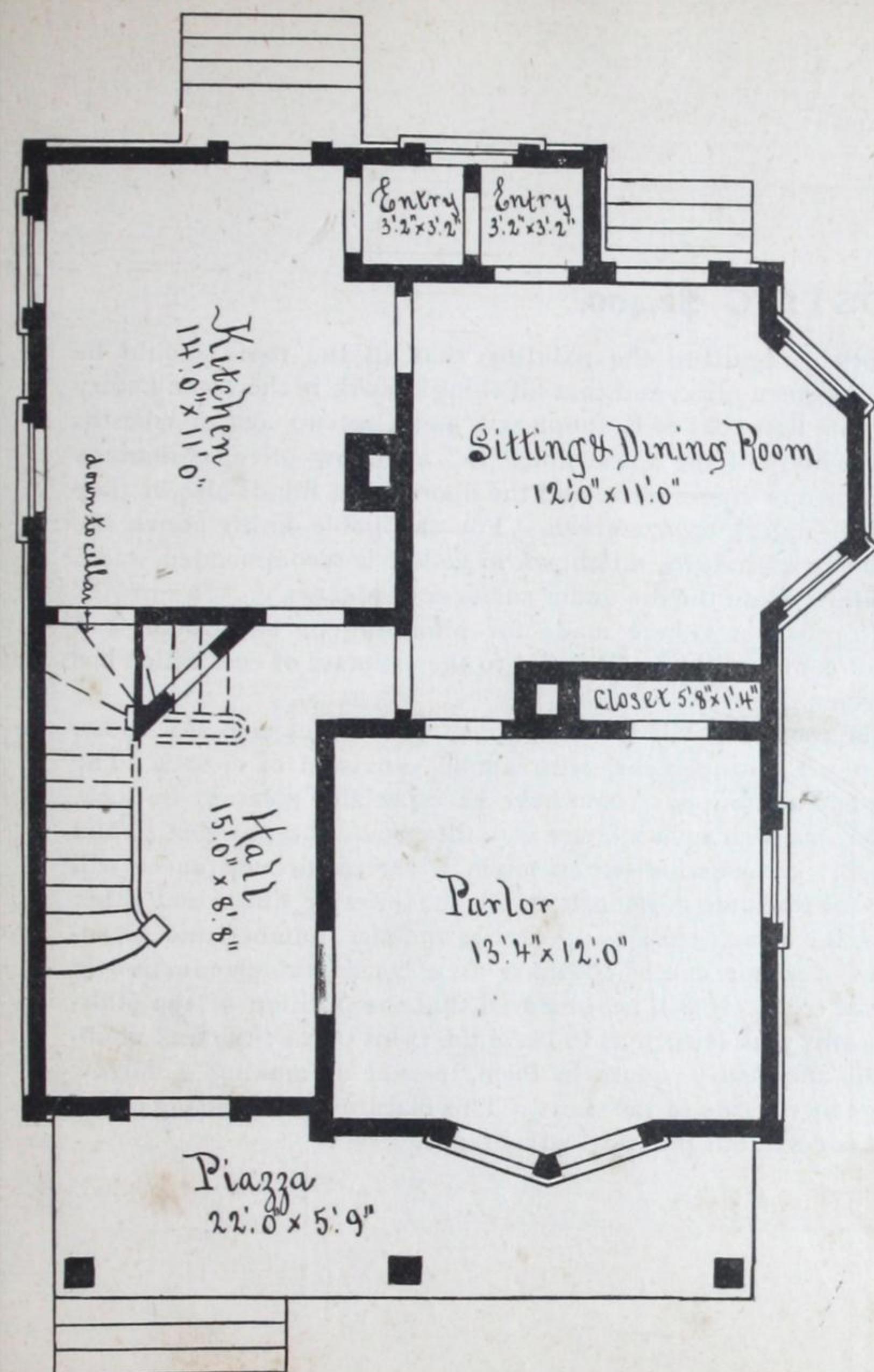
A  
NEAT DWELLING  
FOR \$1,500.



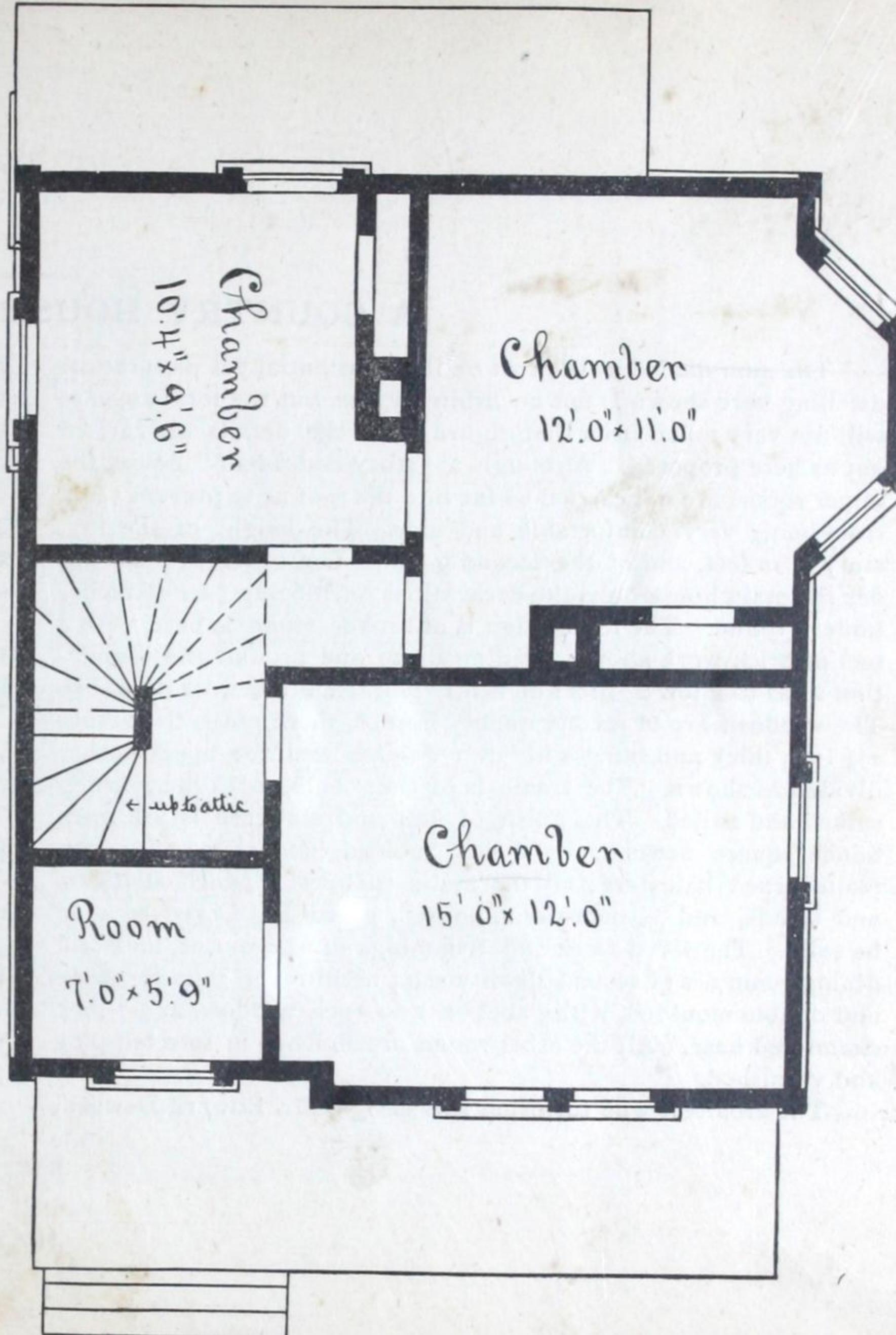


SIDE ELEVATION.





FIRST FLOOR.



SECOND FLOOR.

## A COUNTRY HOUSE COSTING \$2,400.

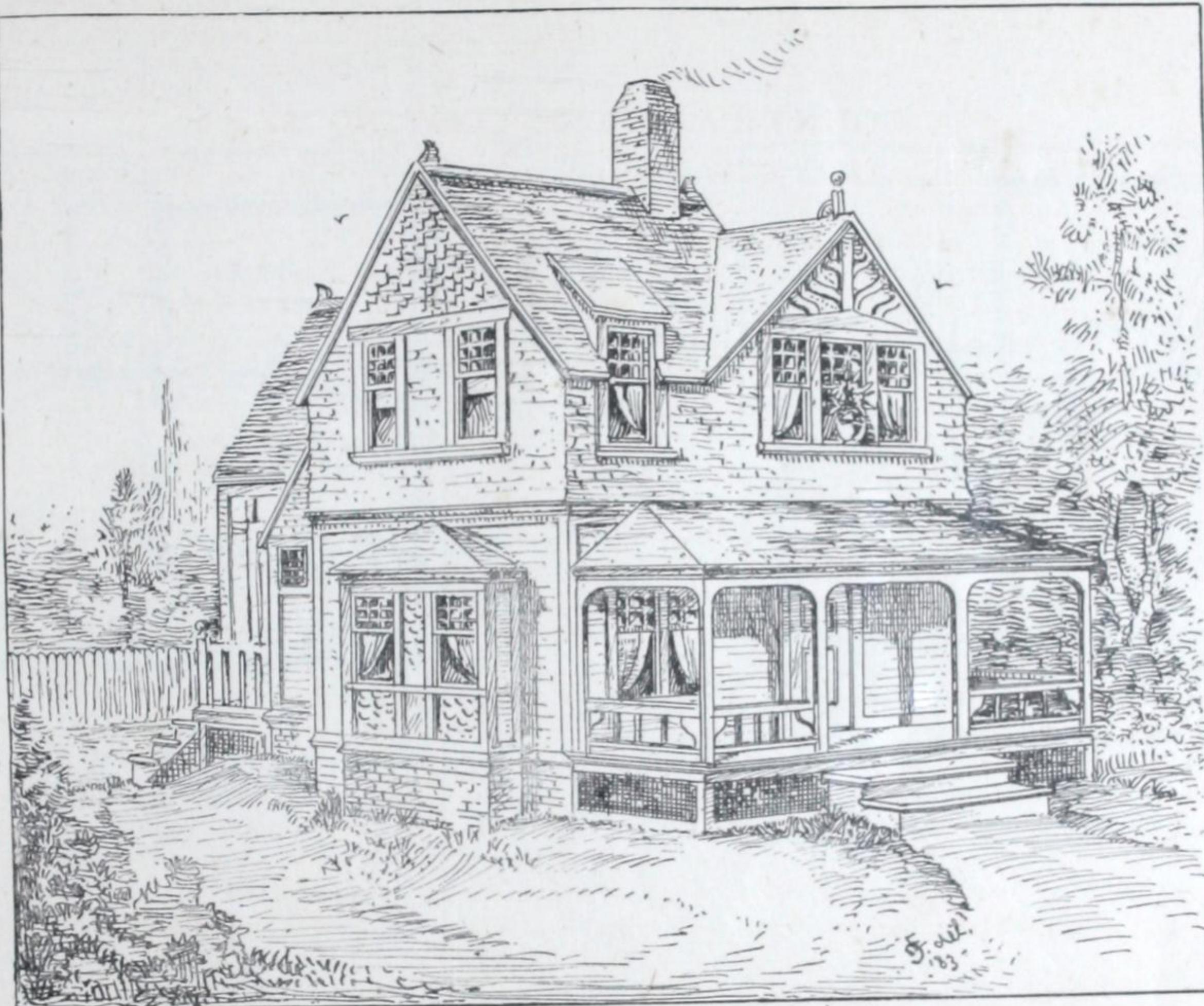
THE sum named as the cost of the substantial yet picturesque dwelling here shown is not an arbitrary one, but the total expense will not vary much from that figure if all the details are carried out as here proposed. Although a "story-and-a-half" house, the upper rooms are not carried so far into the roof as to prevent them from being very comfortable and airy. The height of the first story is 10 feet, and of the second 9 feet. The cellar extends under the main house only, the excavations for it being 5 feet 6 inches under ground. The foundation is of broken stone at base, with 4 feet of brick work above; grading up to and around the foundation so as to allow 2½ feet of neatly pointed brick work to show. The windows are of second quality French sheet glass, the sashes 1½ inch thick and hung with iron weights, and the upper sashes divided as shown. The frame is of the "balloon" order, firmly spiked and nailed. The finish of hall and staircase is ash, with 8-inch square newel, 2 by 4 inch molded hand-rail, and 2-inch plain-turned balusters; all the stairs to have 1¼-inch stringers and treads, and 7/8-inch risers, housed, glued and keyed so as to be solid. The wood-work and trimmings of the parlor, hall and dining-room are of second quality ash; architraves 3 inches wide and double moulded, with panel back to each window, and 7-inch chamfered base. All the other rooms are finished in selected pine and varnished.

The architect who furnishes this design, Mr. Edward Dewson,

suggests in regard to the painting that all the roofs should be stained a green olive, and that all shingle-work in the second story be given a first coat of Brandon red, and a second coat of asbestos red; the body of the house and "L" a yellow olive, trimmings dark brown or russet olive, and the doors—and blinds also, if they are used—a dark bronze green. For the gable finish above the second story windows, a rich, warm yellow is recommended, and a soft yellow white for the under surfaces of piazzas.

No provision is here made for plumbing or bath-room, and these of course will be additional to the estimate of cost which has been given.

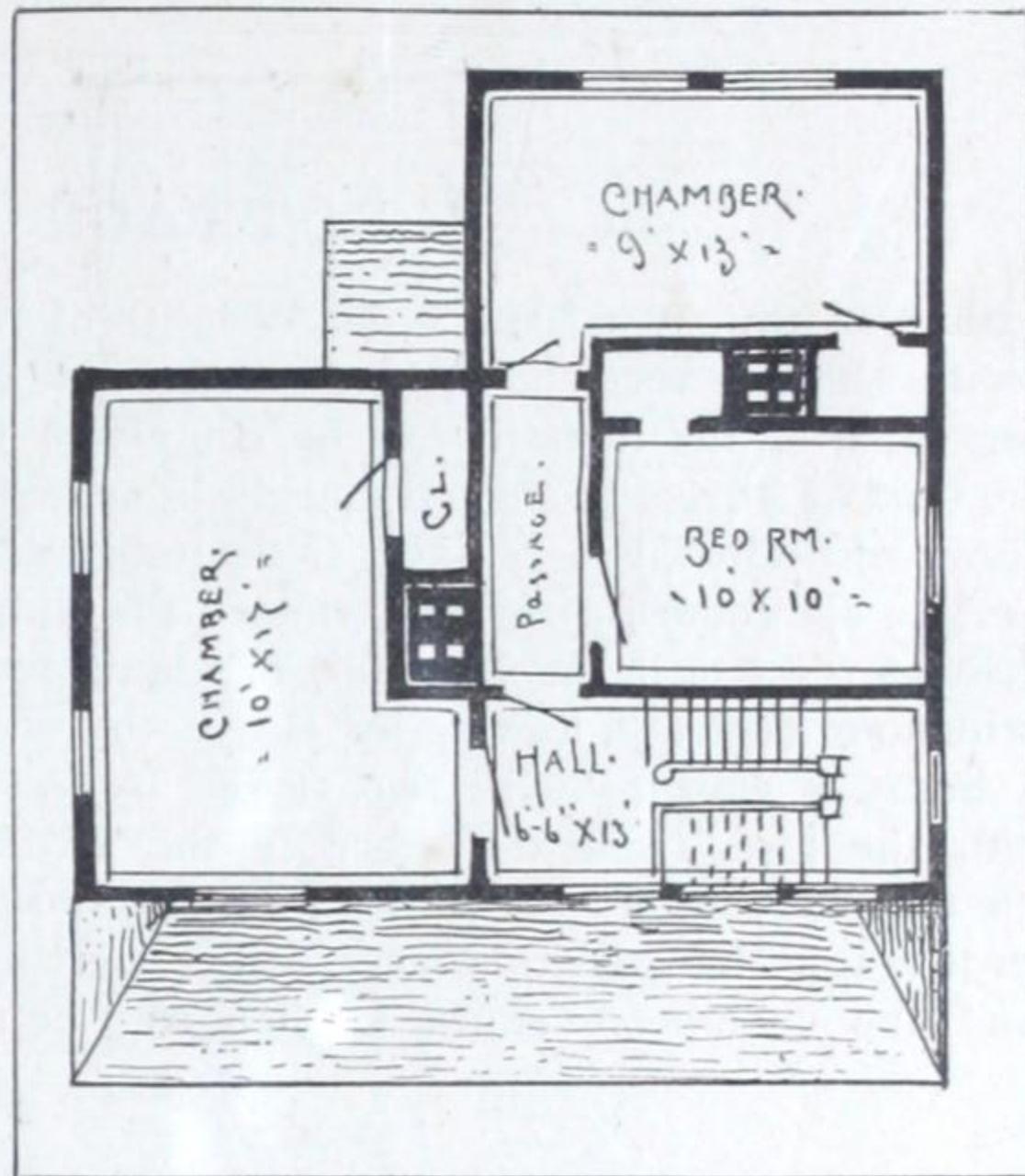
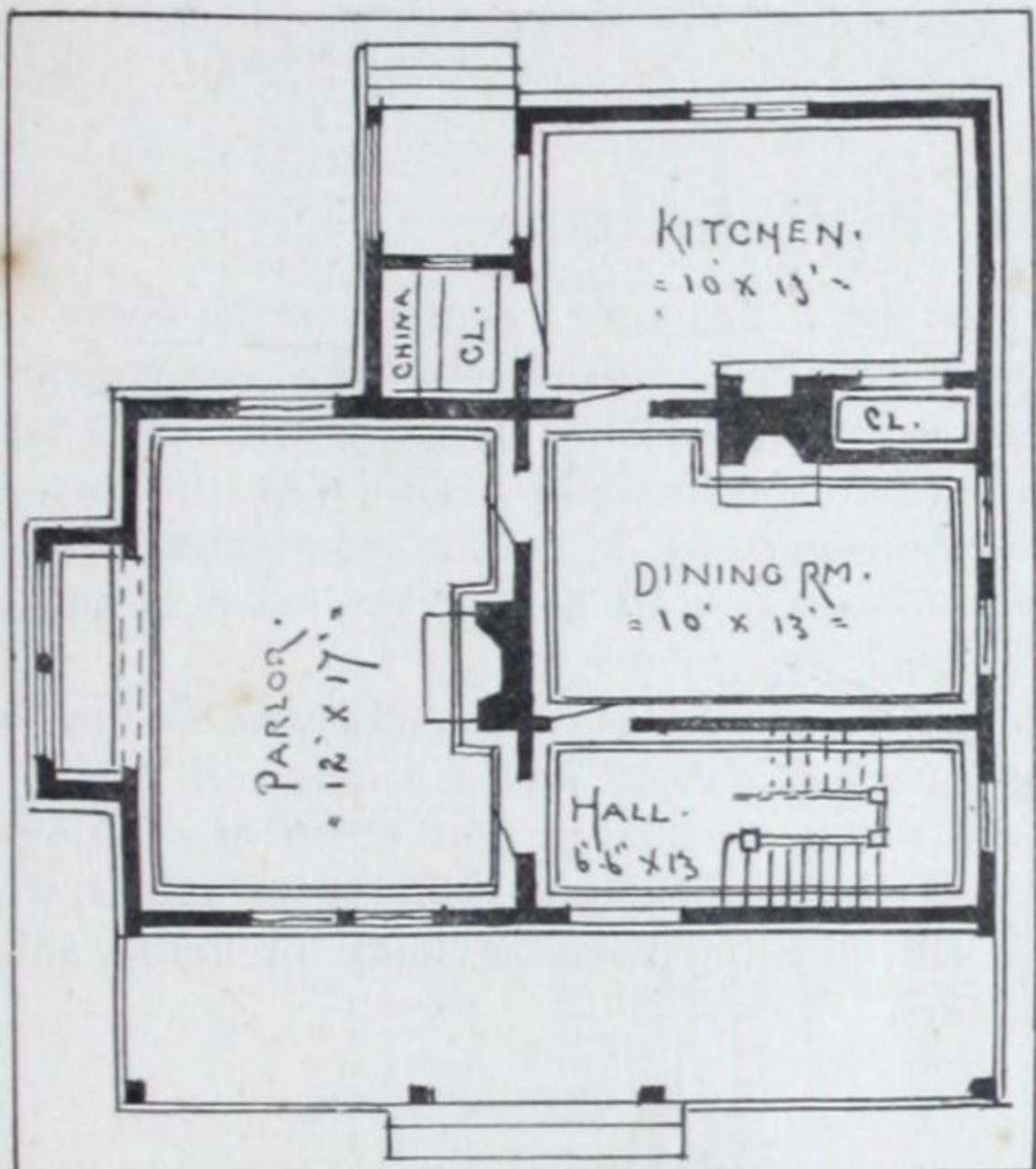
The rooms, it will be seen, are of convenient size and somewhat novel arrangement, with ample provision of closets. The parlor and main upper room have an especially pleasant outlook. The lot on which such a house is built should be at least 40 and preferably 50 feet wide—or as much wider as circumstances will allow. With some modifications of the interior finish and other details, the same exterior appearance and size, number and arrangement of rooms, can be obtained at a considerable reduction in the total cost. It will be observed that the position of the stairway in this plan is such as to leave the front part of the hall unobstructed and nearly square in form, instead of making a narrow passage by the side of the stairs. This feature has a pleasing effect, and is not without practical advantages.



(65)

VIEW  
OF  
COUNTRY  
HOUSE  
COSTING \$2,400.



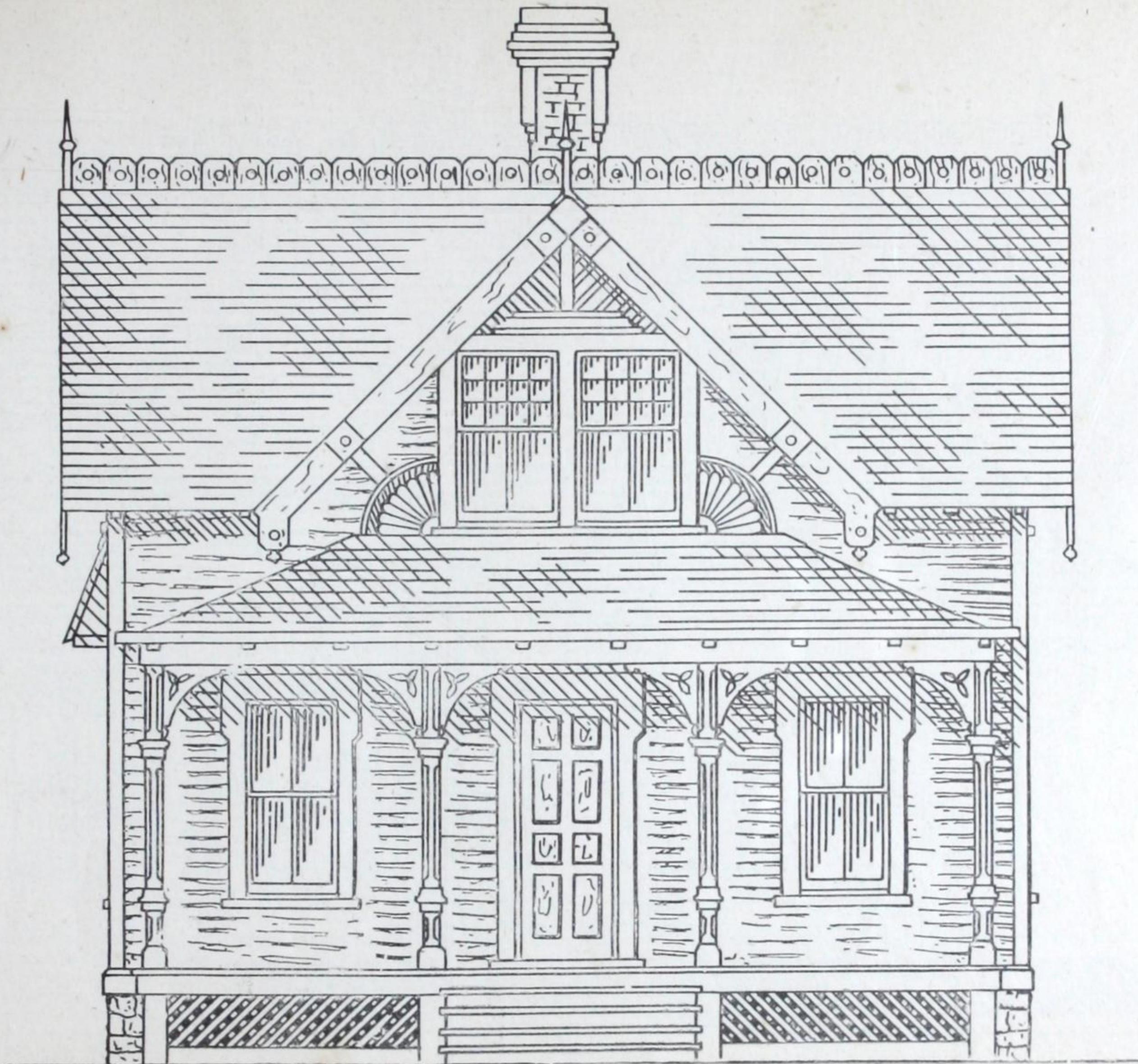


## A COTTAGE OF SIX ROOMS FOR \$1,200.

THE author of this plan, Mr. S. H. Wright, of Bridgeport, Conn., estimates the cost very closely at \$1,142.99, and states that by curtailing some of the items it can be completed for \$1,000. We place the total at \$1,200, as a small margin in an enterprise of that kind, however limited, is very likely to be found useful. The design comprises six rooms, with cellar under the kitchen. The height of ceilings is 8 feet in the first and 7 feet in the second story, the stairs, which are enclosed, leading up out of the sitting-room. The entire house is warmed with two stoves by the following arrangement: the pipe from the stove in the sitting-room is run through the chamber floor overhead into a heating drum, and thence through the partition across the stairway into the chimney; and the chamber over the kitchen may be sufficiently

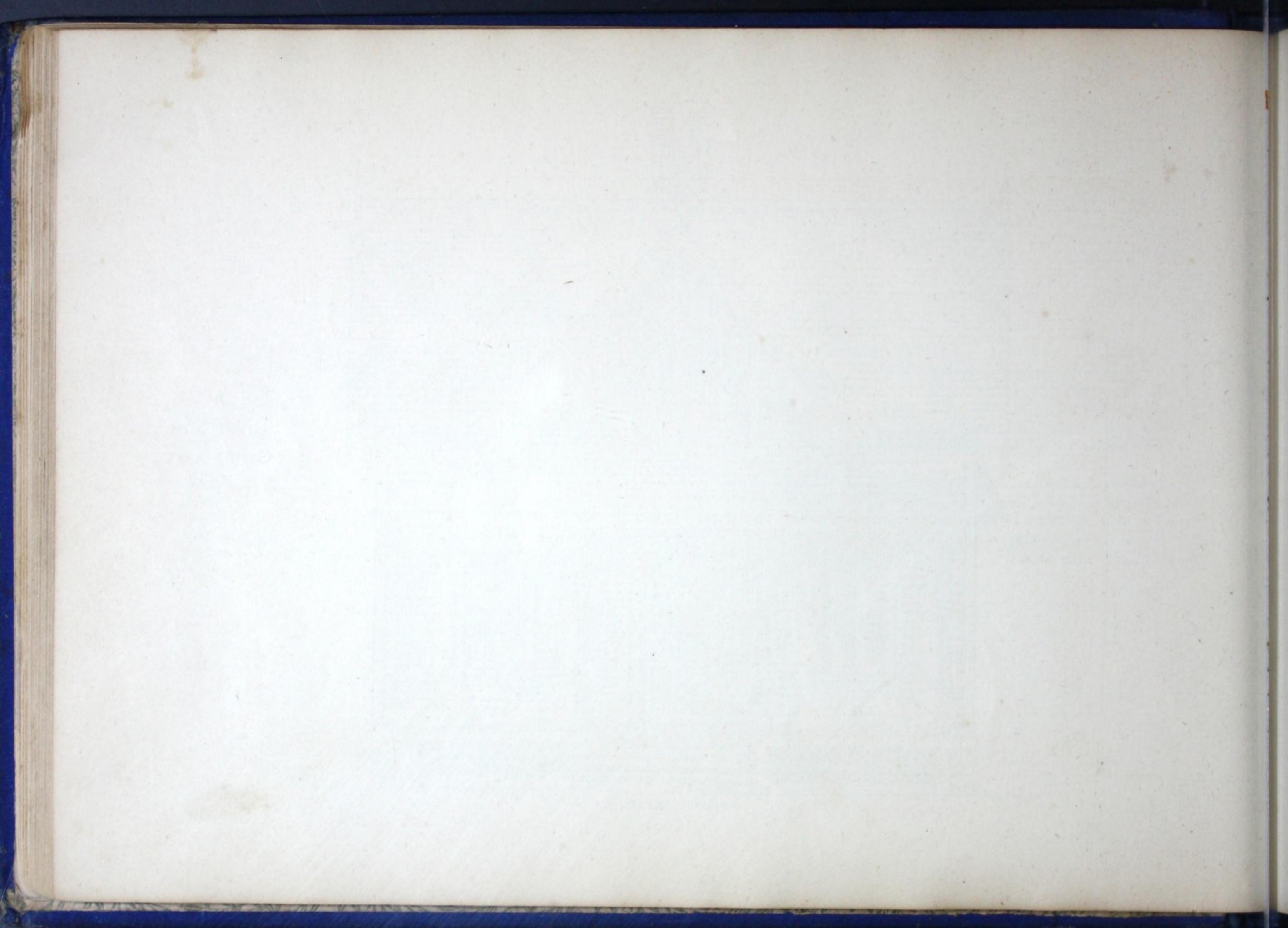
warmed either by a drum, or a register in the floor. Rooms only used for sleeping do not require a high temperature, and it is held not to be beneficial; but to have "the chill taken off" is conducive both to comfort and health. As the two lower front rooms are connected by a double door the smaller one will receive an ample degree of heat if the stove in the larger room is of liberal capacity.

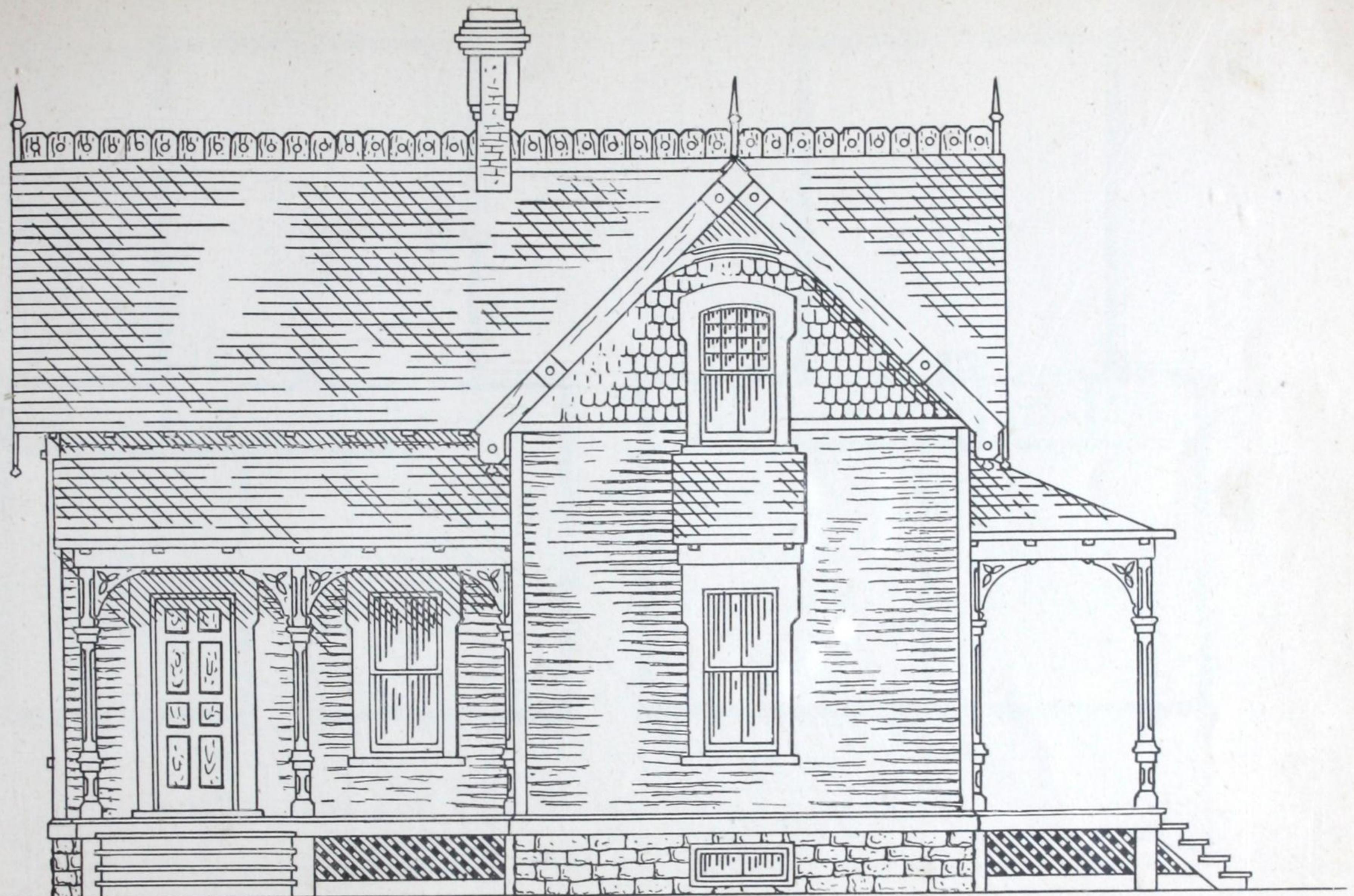
The colors recommended for outside painting are a dark brown for casings, corner boards and cornice and band mouldings; chamfers and finish on facings and finish of crestings, with red; body of house with drab, except shingles on gables, which should be light brown; cresting same as body of house, and finials the same as corners.



FRONT ELEVATION.

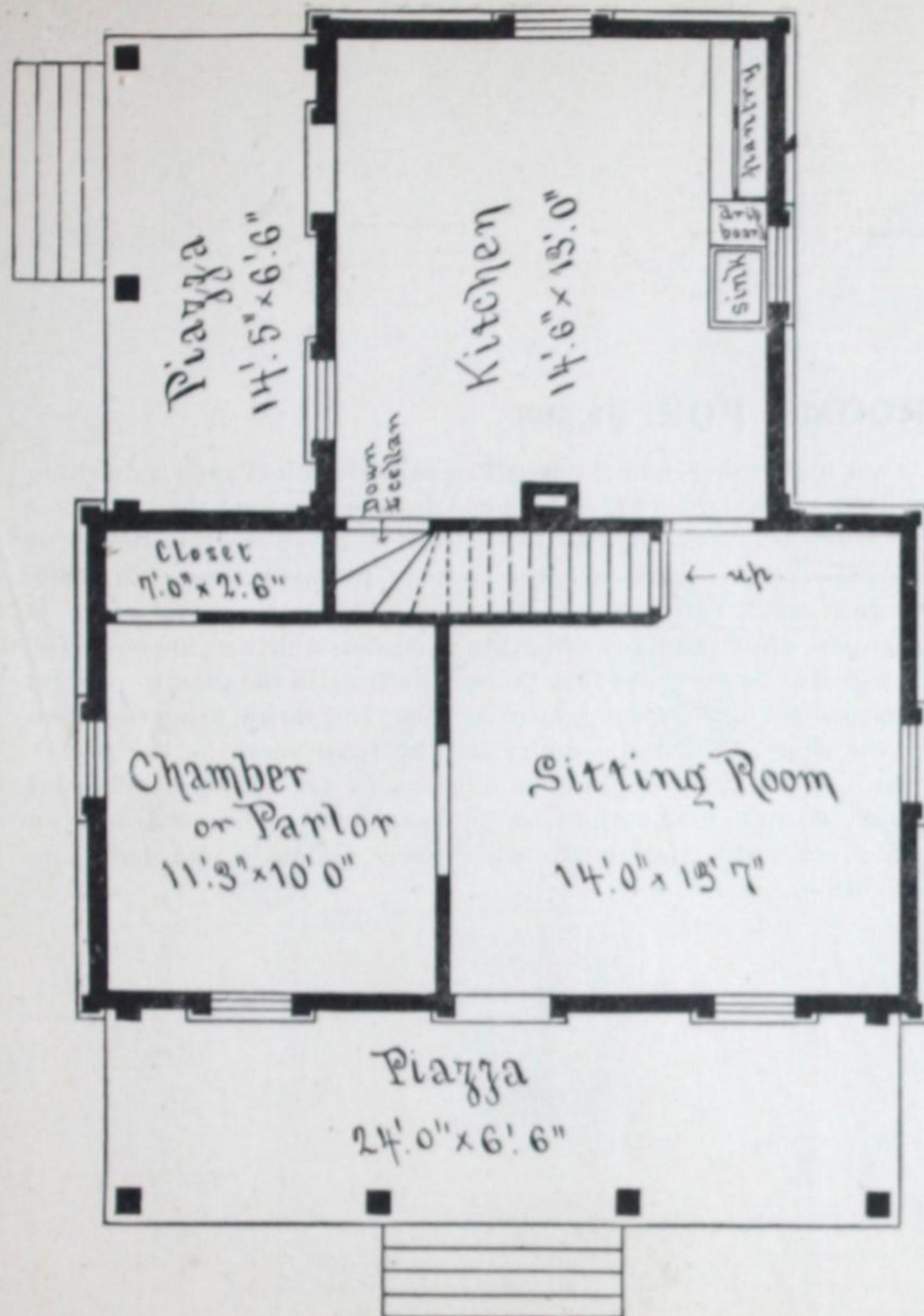
A  
SIX-ROOM  
COTTAGE  
FOR \$1,200.



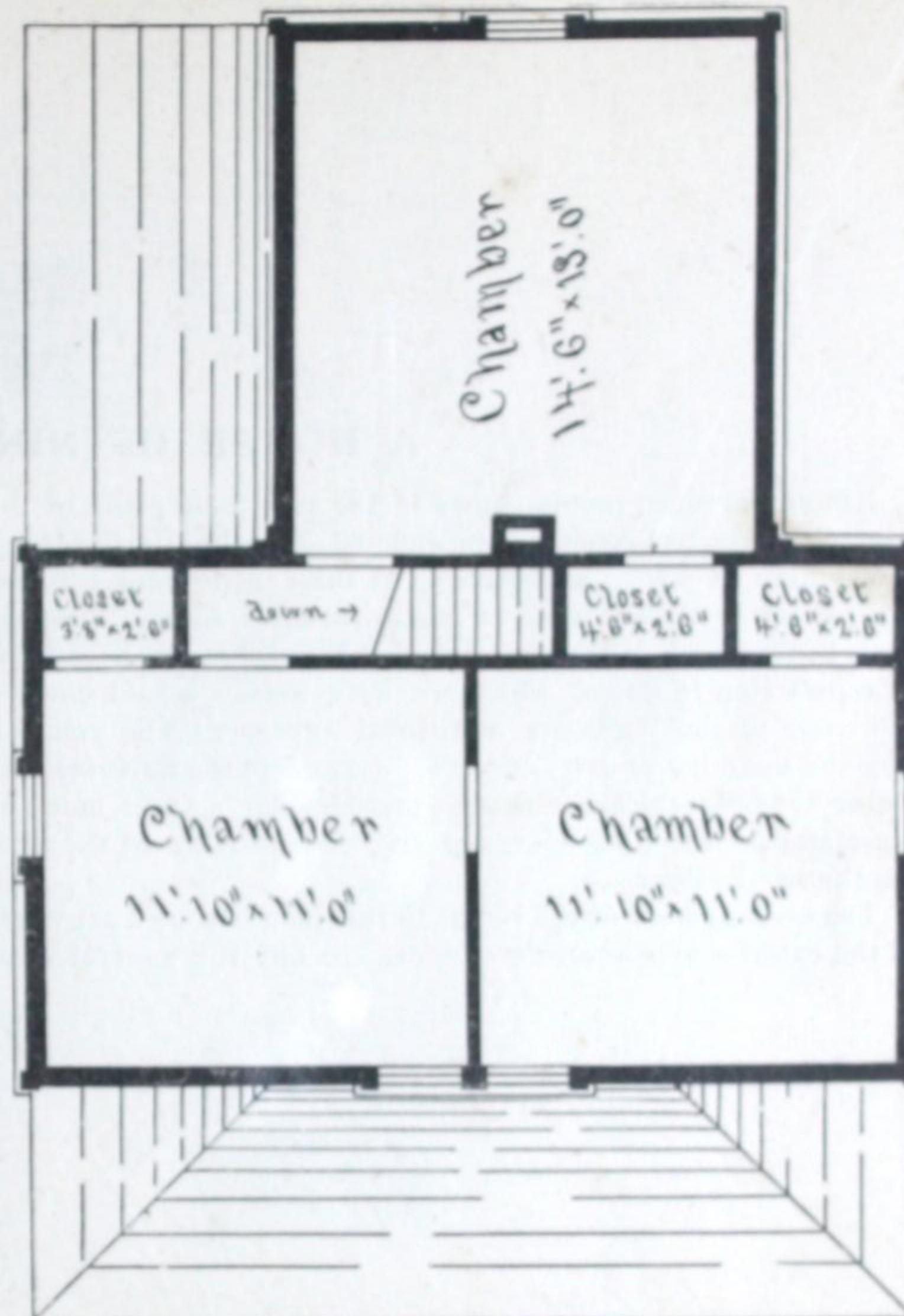


SIDE ELEVATION.





FIRST FLOOR PLAN.



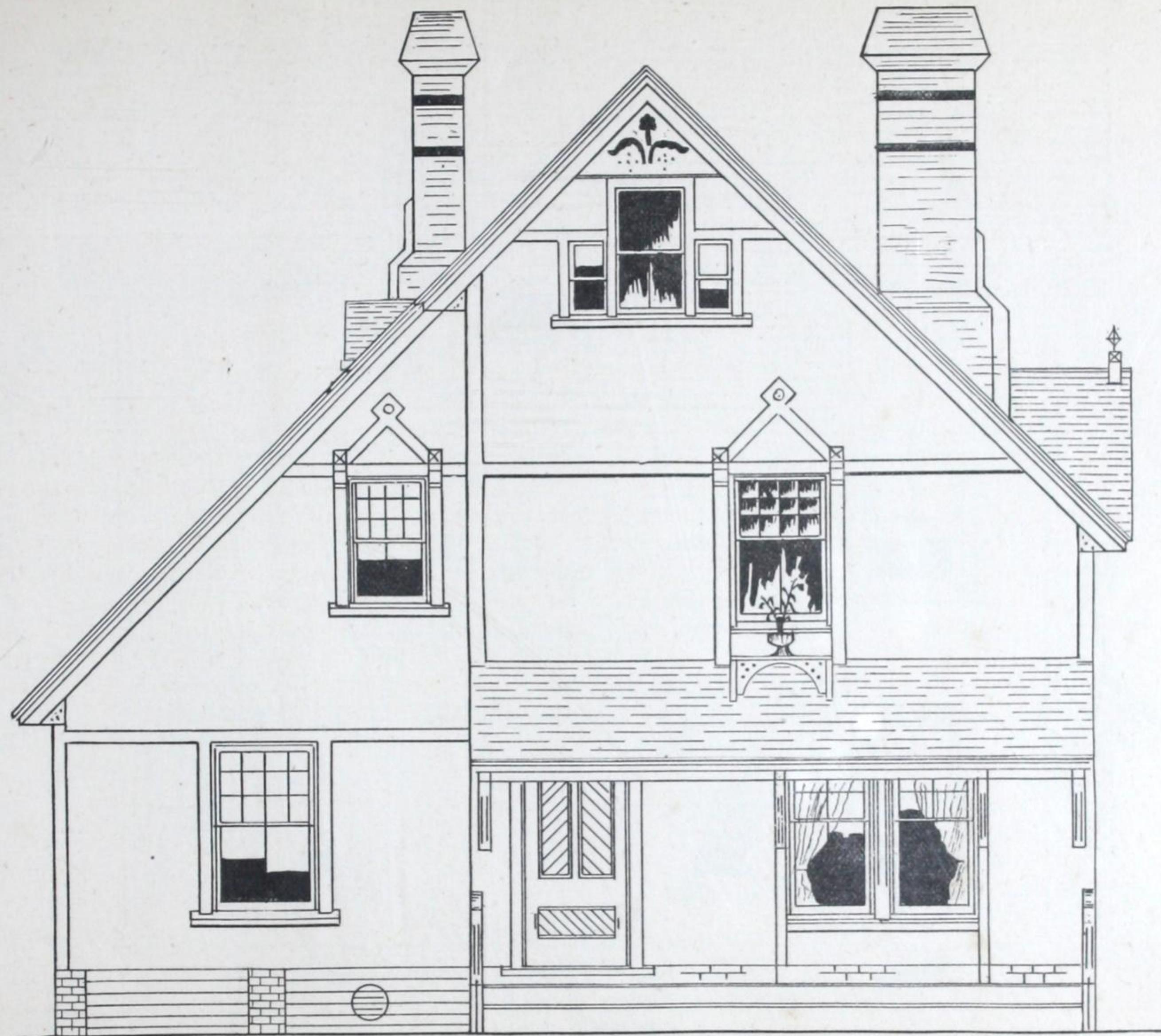
SECOND FLOOR PLAN.

## A HOUSE OF NINE ROOMS FOR \$1,500.

BESIDE the seven rooms shown in the two floor plans of this house, two large bed-rooms can be finished off in the attic if desired, making nine in all. The finishing of these attic rooms is not provided for in the estimate of \$1,447.20 made by the designer, Mr. C. B. Chappell, of Charlottetown, Prince Edward's Island, but the round sum of \$1,500 which we have named would cover a great part of the necessary additional expense. The cellar is under the main house only, and is  $6\frac{1}{2}$  feet deep, the wall enclosing it being 18 inches thick. The plan provides for a front hall and open stairs on the first floor, and enclosed stairway to the attic from the second floor.

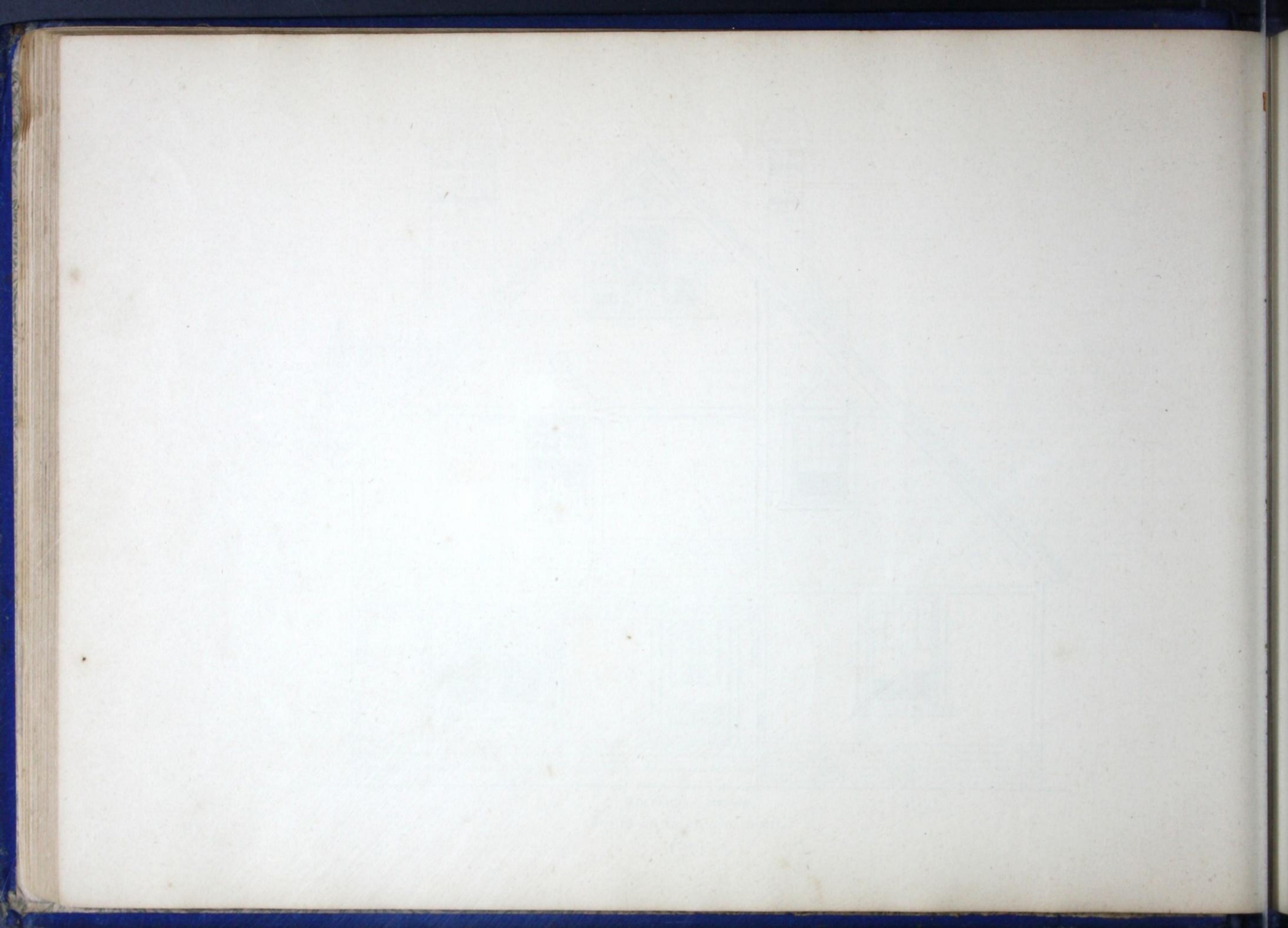
The arrangement of the rooms in this plan is somewhat novel, and the exterior appearance even more so; but the general effect

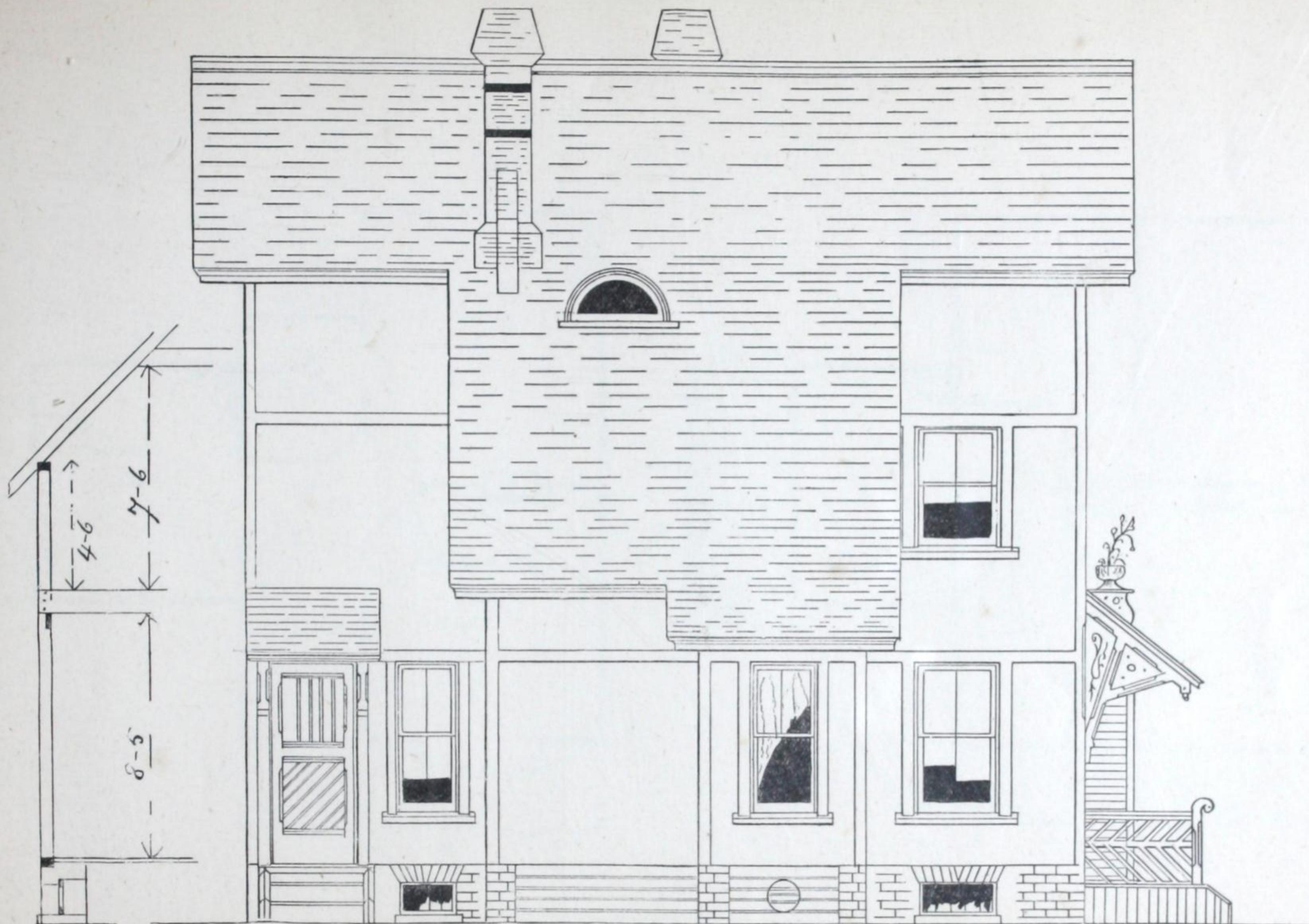
is not unpleasing, and if painted in suitable colors such a dwelling will be attractive and picturesque. It may be urged that the place of honor which belongs to the parlor is given to the dining or sitting-room, which is a conspicuously pleasant one. But while there is much to be said in favor of making the room which is occupied more than any other the most desirable one in the house, it will also be observed that there is nothing in the plan to prevent the reversal of the arrangement as there laid down, using the room in the wing as the dining-room and the front room as the parlor. But it is always a deplorable mistake to set apart the choicest room, with the best outlook, as an apartment to be used only on state occasions, and at all other times jealously guarded from intrusion.



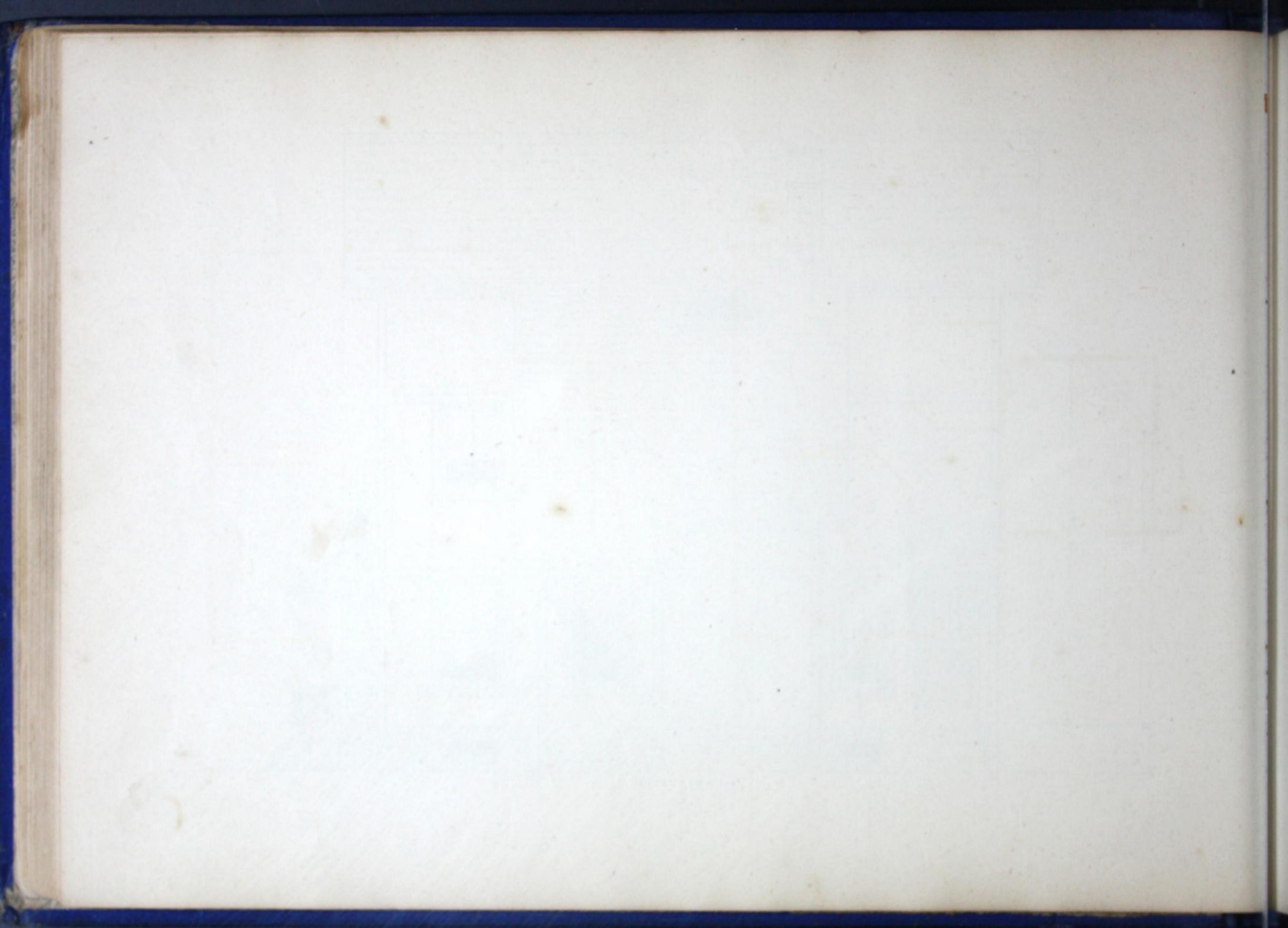
FRONT ELEVATION.

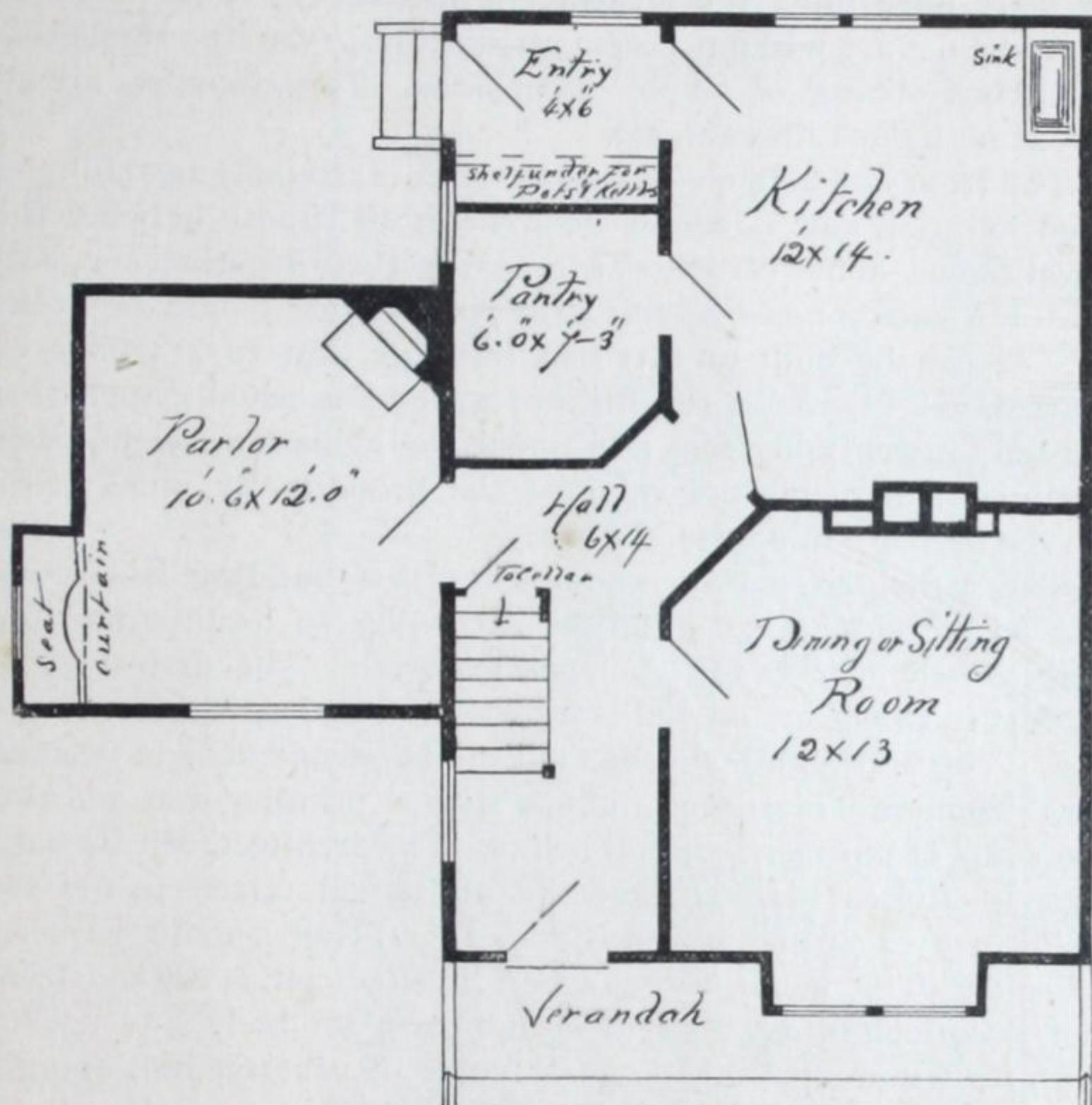
HOUSE OF 9 ROOMS FOR \$1,500.



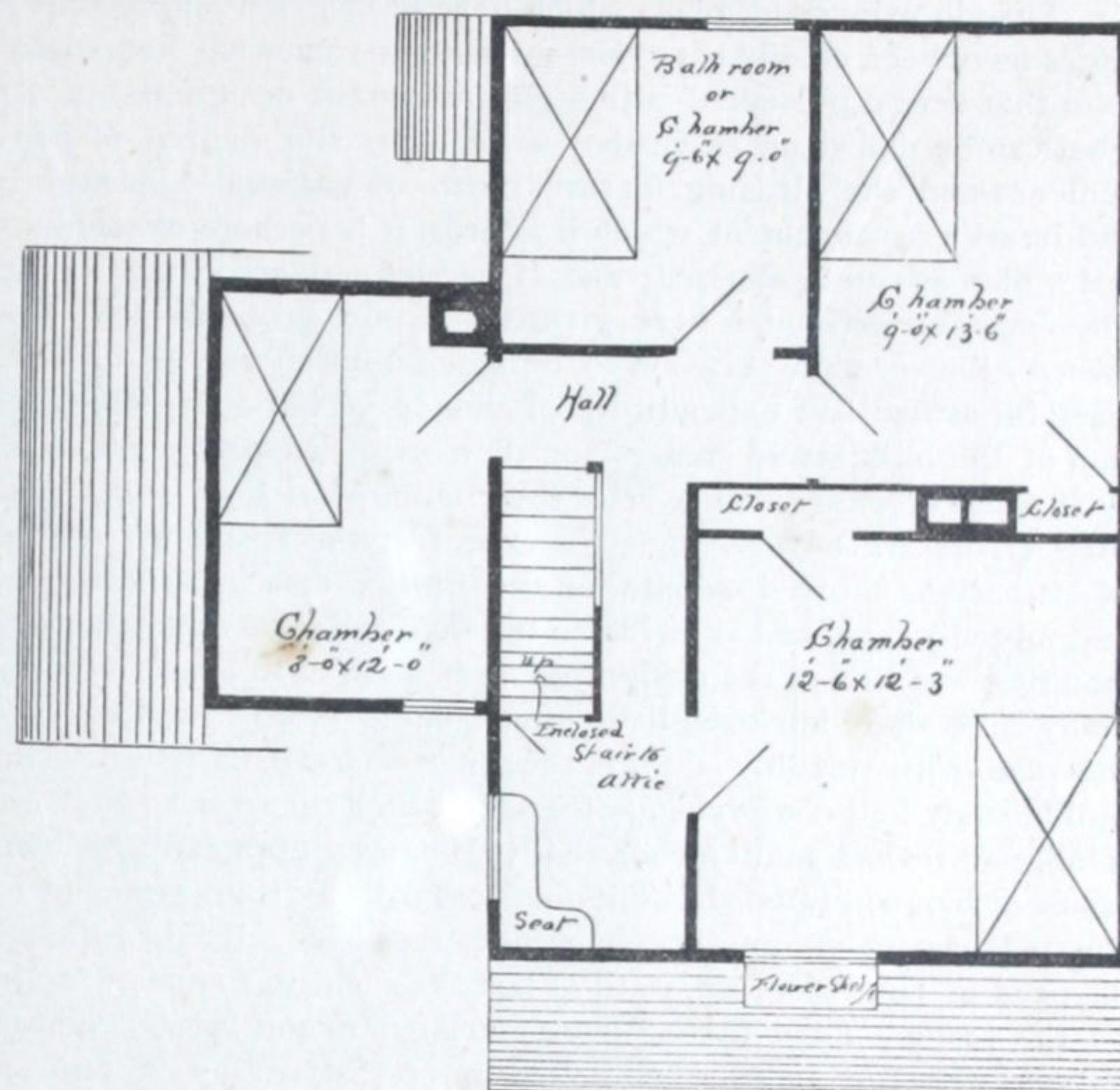


SIDE ELEVATION





FIRST FLOOR.



SECOND FLOOR.

## A SUBURBAN HOUSE.

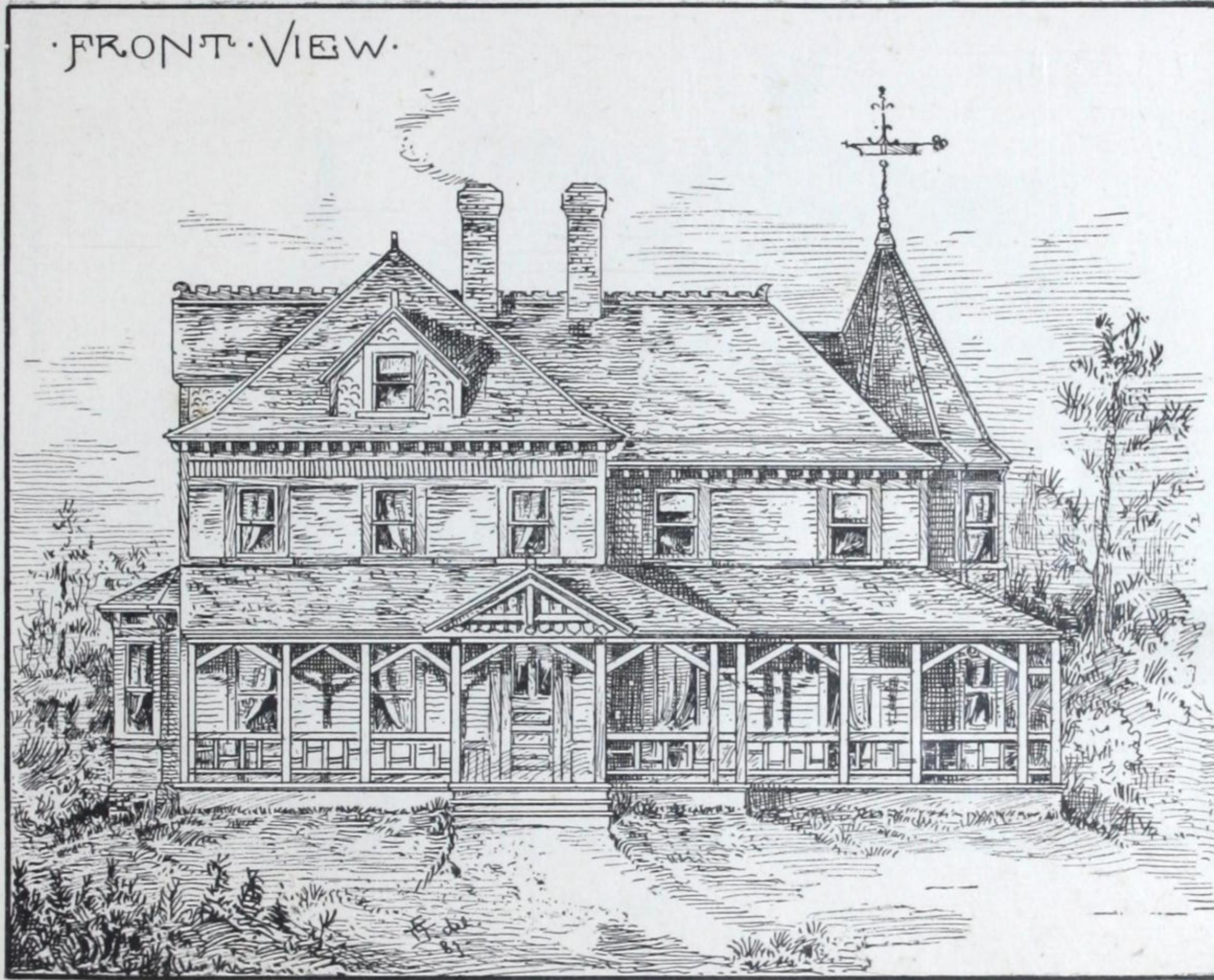
THE elevations and plans which have been given on preceding pages have been chiefly of a class of houses somewhat less costly than that here represented, although the present design is not on what can be called an expensive scale. For the degree of convenience and the pleasing features, both of external appearance and interior arrangement, which it affords, it is perhaps as economical a plan as can be devised; and, if carried out according to the drawings and estimates here given, it is not probable that the owner will ever have occasion to reproach himself for an unwise, wasteful or fruitless expenditure of money. That a large proportion of the builders of houses for their own occupancy do have such pangs of vain remorse after their money has been spent and their errors are beyond remedy—except at the cost and trouble of alterations more dreaded than the original task of building—is undoubtedly true, and is owing to the fact that no complete understanding was had of the design before it was put in execution. In many cases there has been little more than a verbal description of the plan, with possibly a crude sketch as the starting point. The builder only half comprehends the idea which the owner has in his mind, and revises and amends that half conception to suit his own tastes or his own interest. The final result is a disappointment to the persons most vitally concerned, and this disappointment deepens as time goes on, until at last the carpenter appears again on the scene. Then a season of tearing out and reconstruction ensues, with the indescribable discomforts attending it, and an attempt is made, vainly because too late, to realize the original ideal. The house is destined never to suit its owner, though it will cost him ultimately twice as much as one which would in the

first place have filled the measure of his desires. The rooms in this dwelling are without exception spacious, even the smallest—the kitchen—being of ample dimensions. The chambers are all laid out on a most liberal scale.

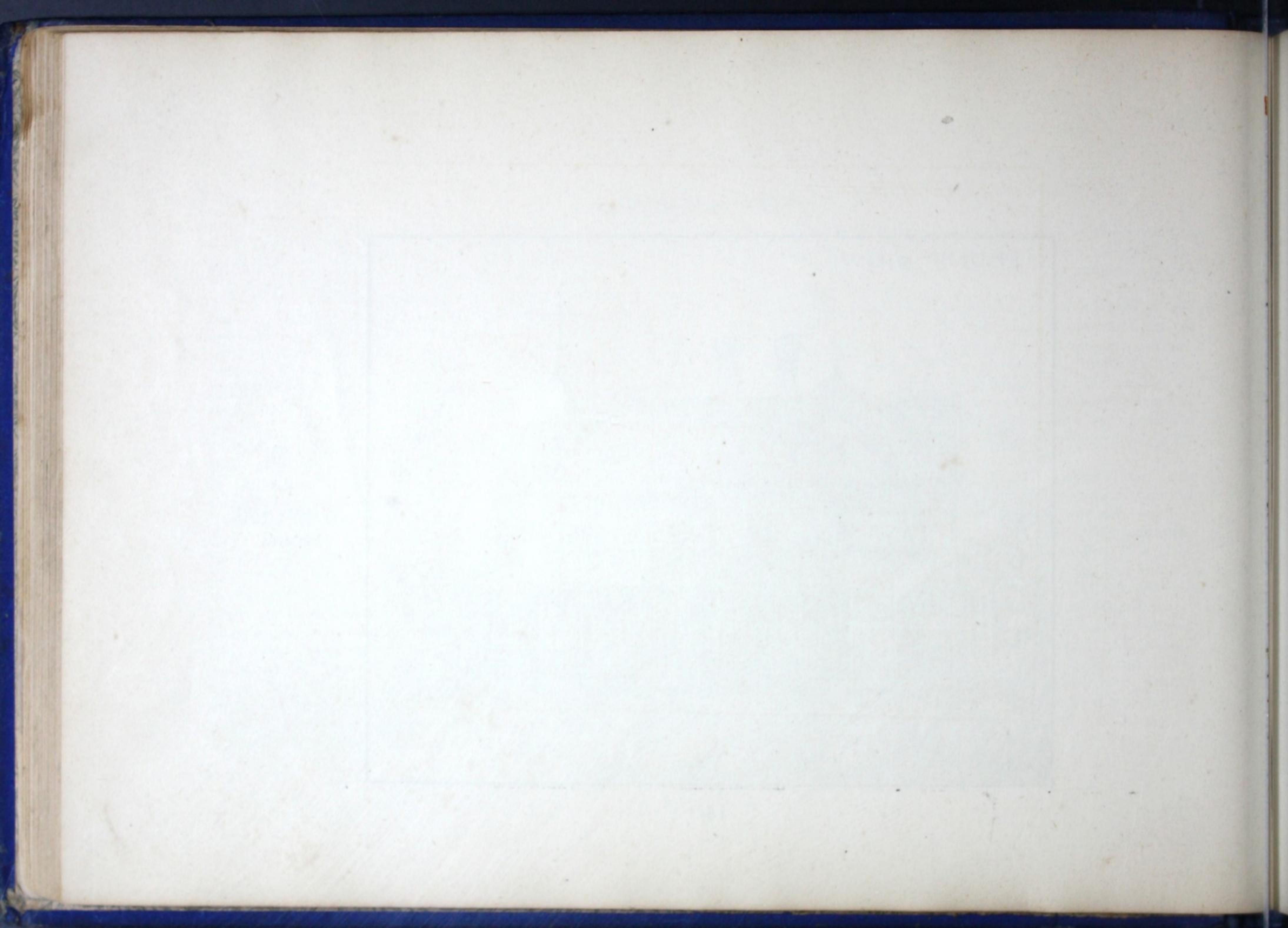
The front and side elevations show an extremely tasteful and varied exterior, and it would be difficult to choose between the several rooms, above or below, as regards their location and outlook. For such a house as this a lot 75 feet wide would be desirable. It can be built on fifty feet frontage, but in a village or suburban neighborhood the price of ground is usually such that from ten to twenty-five feet additional would be a very judicious investment, enhancing the value of the property by much more than the increase in cost of the site.

The estimated outlay required for this building is a trifle above \$3,300, subject to variation, according to locality and the changes of the market for labor and material. The first story is  $10\frac{1}{2}$  feet in the clear; second story  $9\frac{1}{2}$  feet, and attic 8 feet to the ridge. The first floor is finished in ash, the second floor in selected pine. The house is painted outside with a priming coat and two good coats of pure lead and oil colors. The architect, Mr. Edward Dewson, advises the avoidance of all patent mixed paints for outside use excepting asbestos red, this being a good wearing roof color. The house being sober in character, it should have quiet, sober colors, say a warm light brown for body, and darker brown for trimmings; all roofs two coats of asbestos red; shingle course and shingles in L, piazza and dormer gables a soft yellow; under part of piazza a light blue. These colors will harmonize with the design.

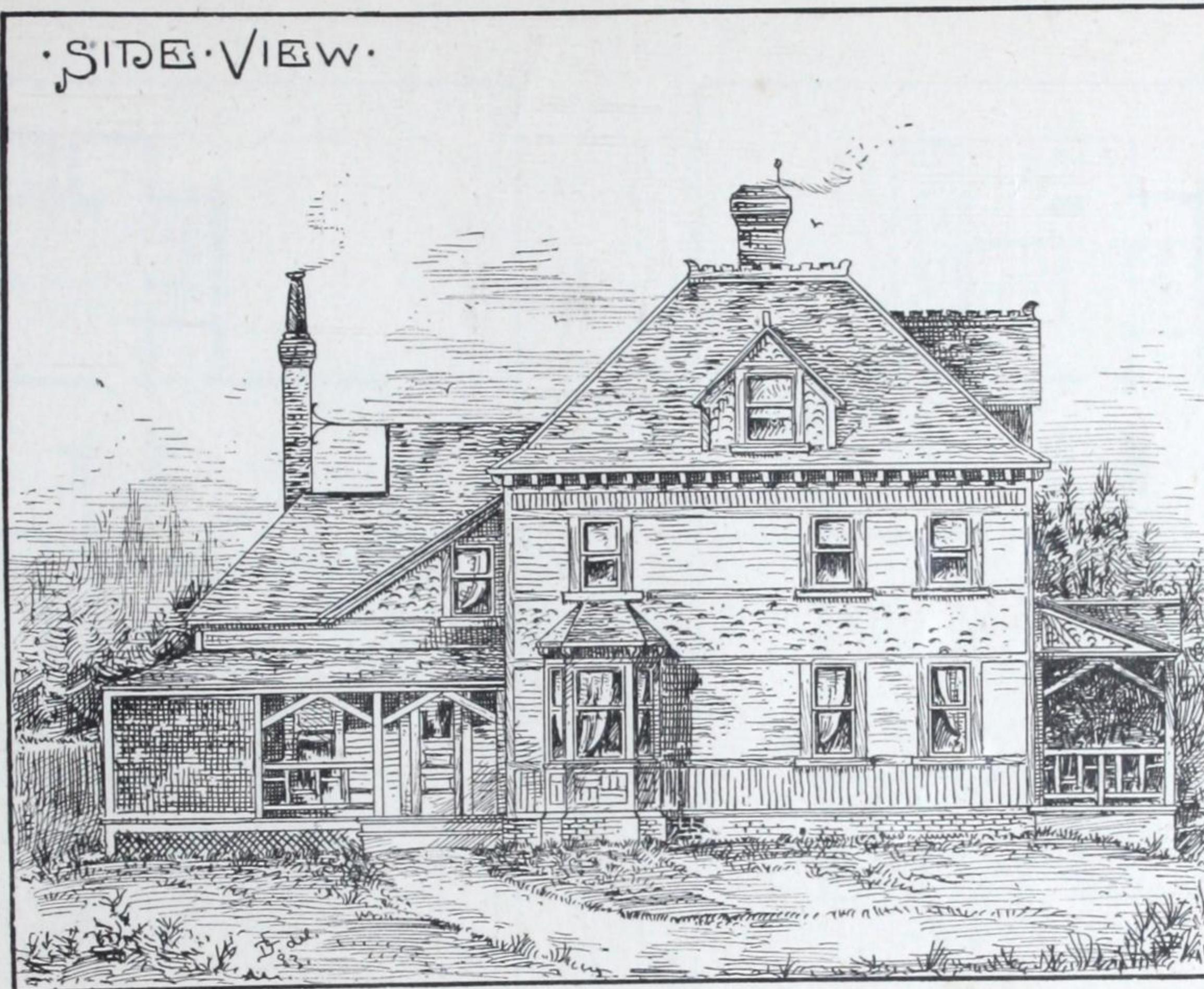
FRONT VIEW.

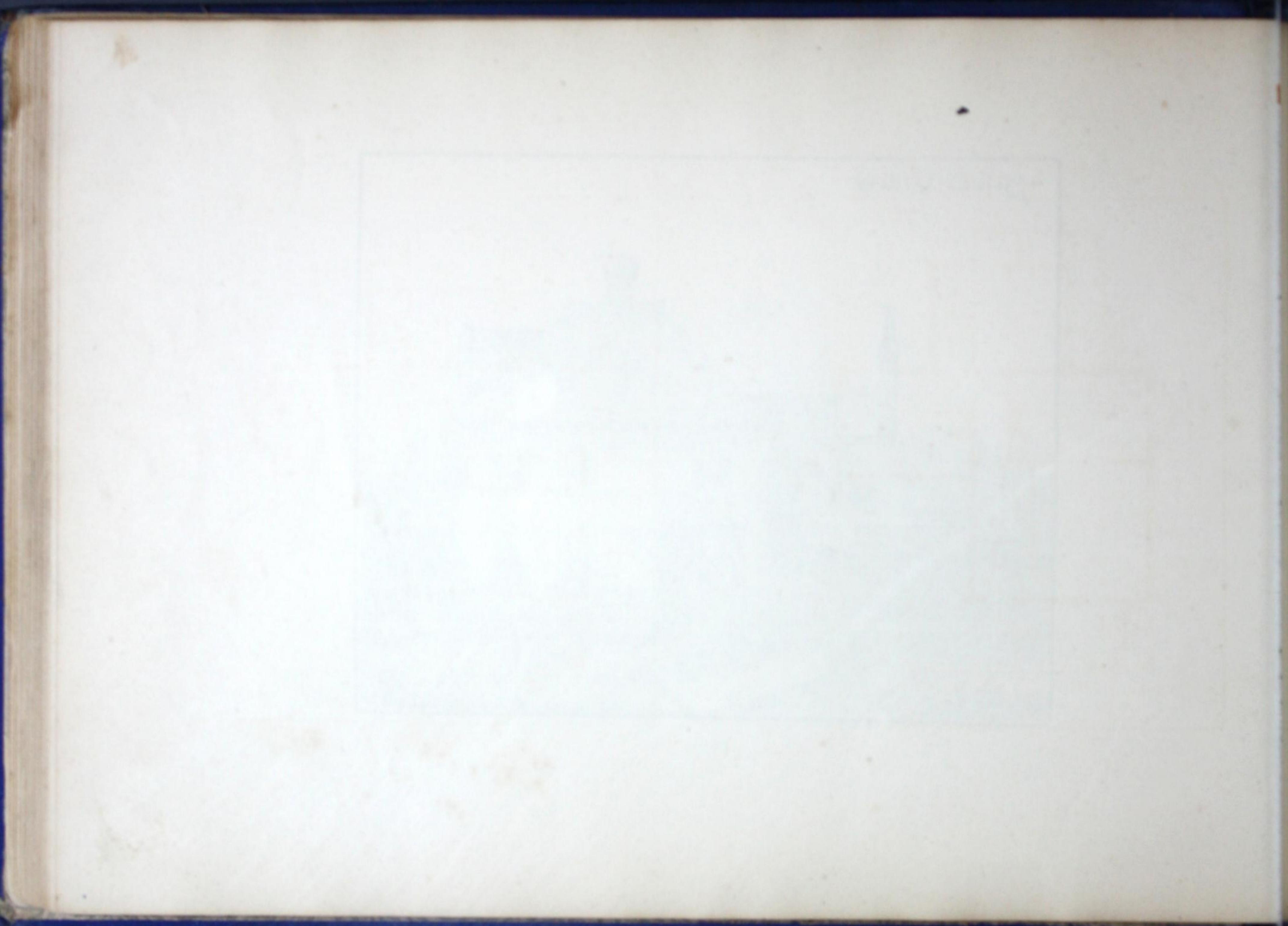


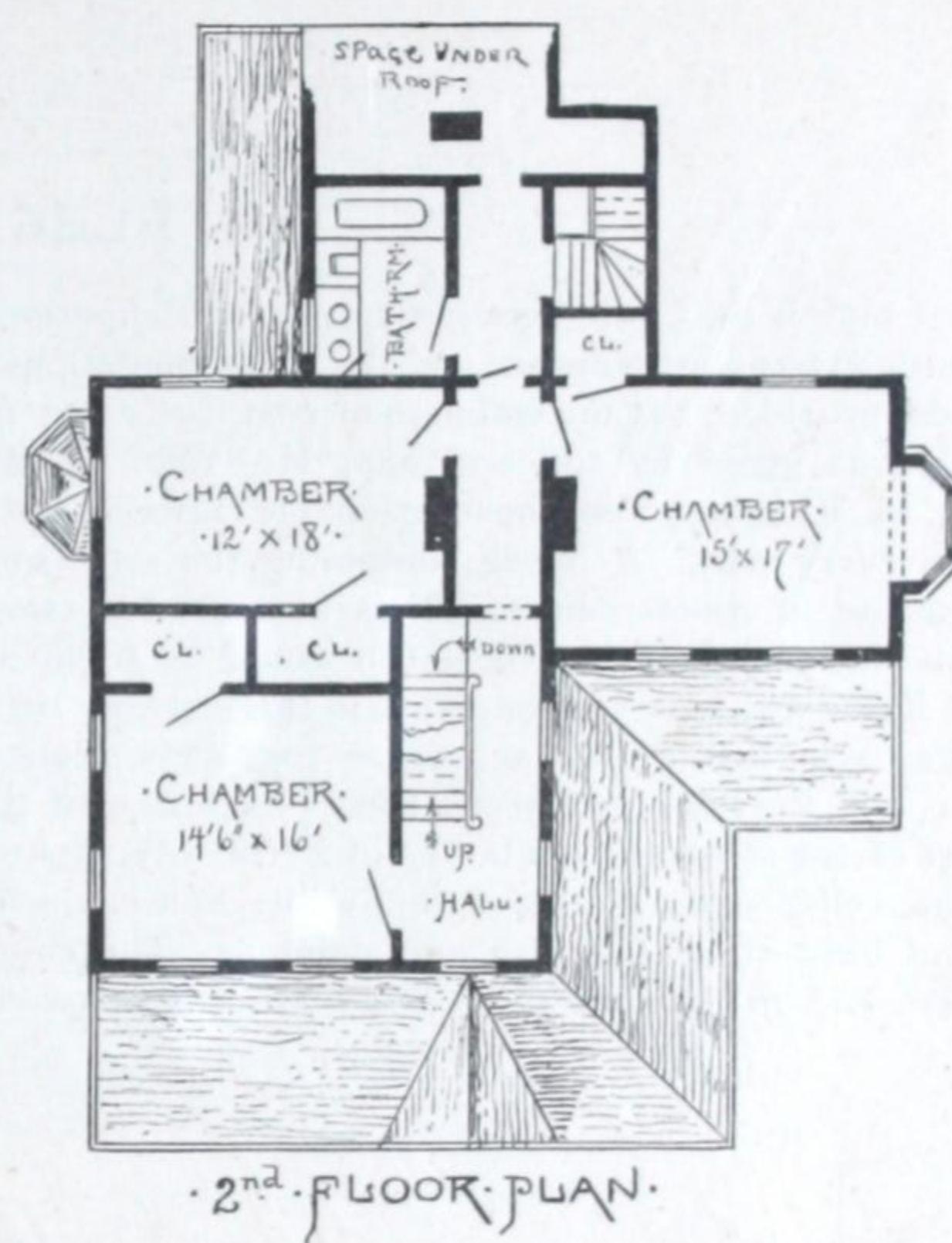
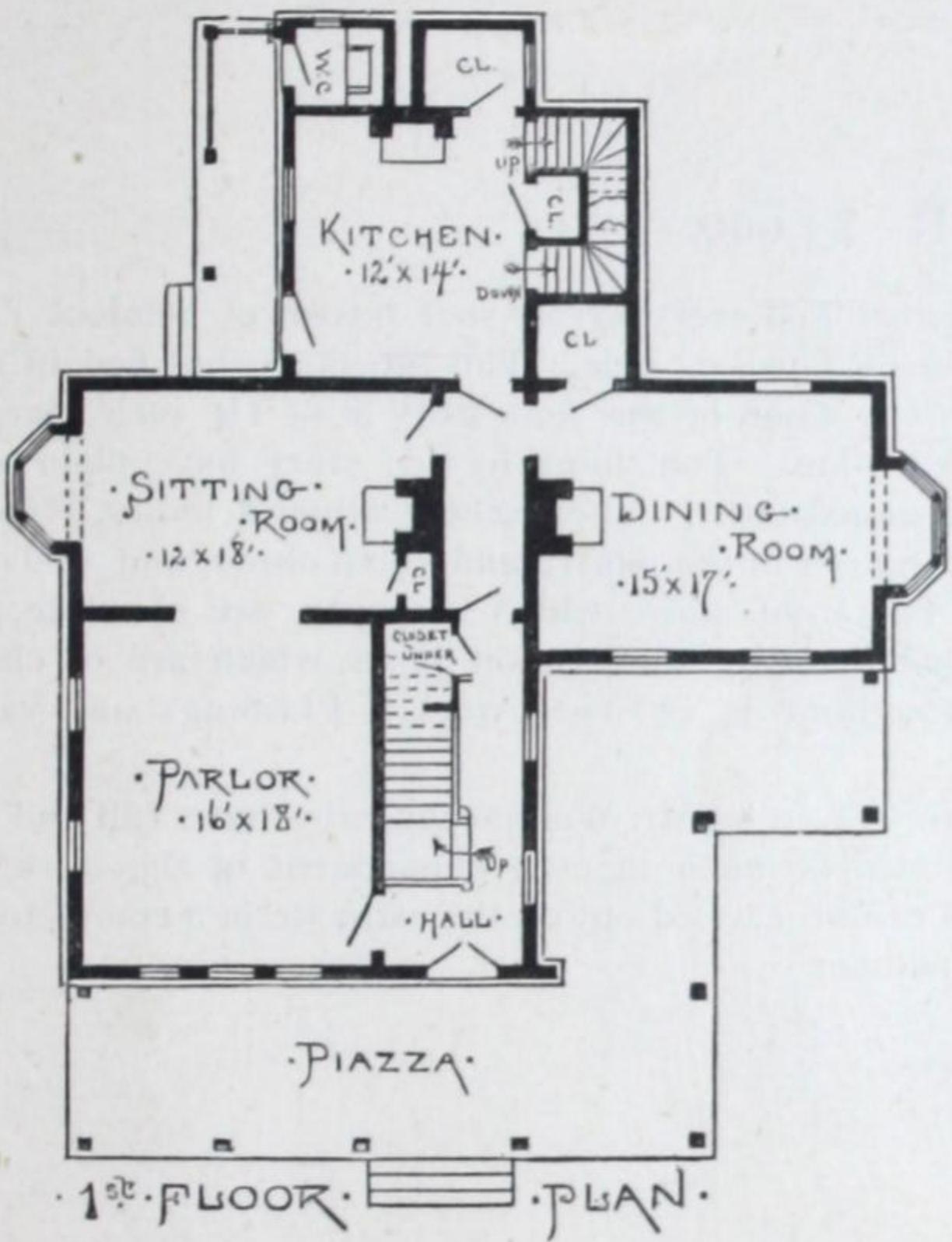
A  
SUBURBAN  
HOUSE.



•SIDE•VIEW•







## AN ELEGANT HOME FOR \$3,000.

Not only is the house here illustrated of a superior character as regards external appearance and the accommodations and conveniences provided, but the estimate of cost (the exact figures are \$2,961.41, as given by the architect, Mr. Wm. O. Weimar of Buffalo, N. Y.) is based on unexceptionable material and thorough work in every part. A house containing the same number and arrangement of rooms can doubtless be built for two-thirds or one-half the sum here named, but it would be by no means the sort of house which is contemplated in this design. It should be remarked also, that of the aggregate cost \$200 is allowed for a furnace, and \$141 for architect's fees. Exclusive of these items the cost of the structure would be but a trifle over \$2,600.

The cellar extends under the whole house, the cellar wall being of local stone, laid dry and pointed. The chimneys and piers are laid in lime mortar. The plastering is two-coat work.

The floors are bridged every 7 feet; roof boards of hemlock 1 inch thick; all exterior finish of pine. The interior is finished in clear white pine. The floor of the first story is of  $1\frac{1}{4}$  inch pine, the doors and sash pine. The doors in this story have plain glass knobs and japanned butts, and elsewhere mineral knobs. Shelves and doors are placed in the pantry and china closet, and shelves in all closets. The front stairs, which are open, are of white pine, except the rail, balusters and newel posts, which are of cherry. Painting throughout is two-coat work. Flashings and valleys of tin.

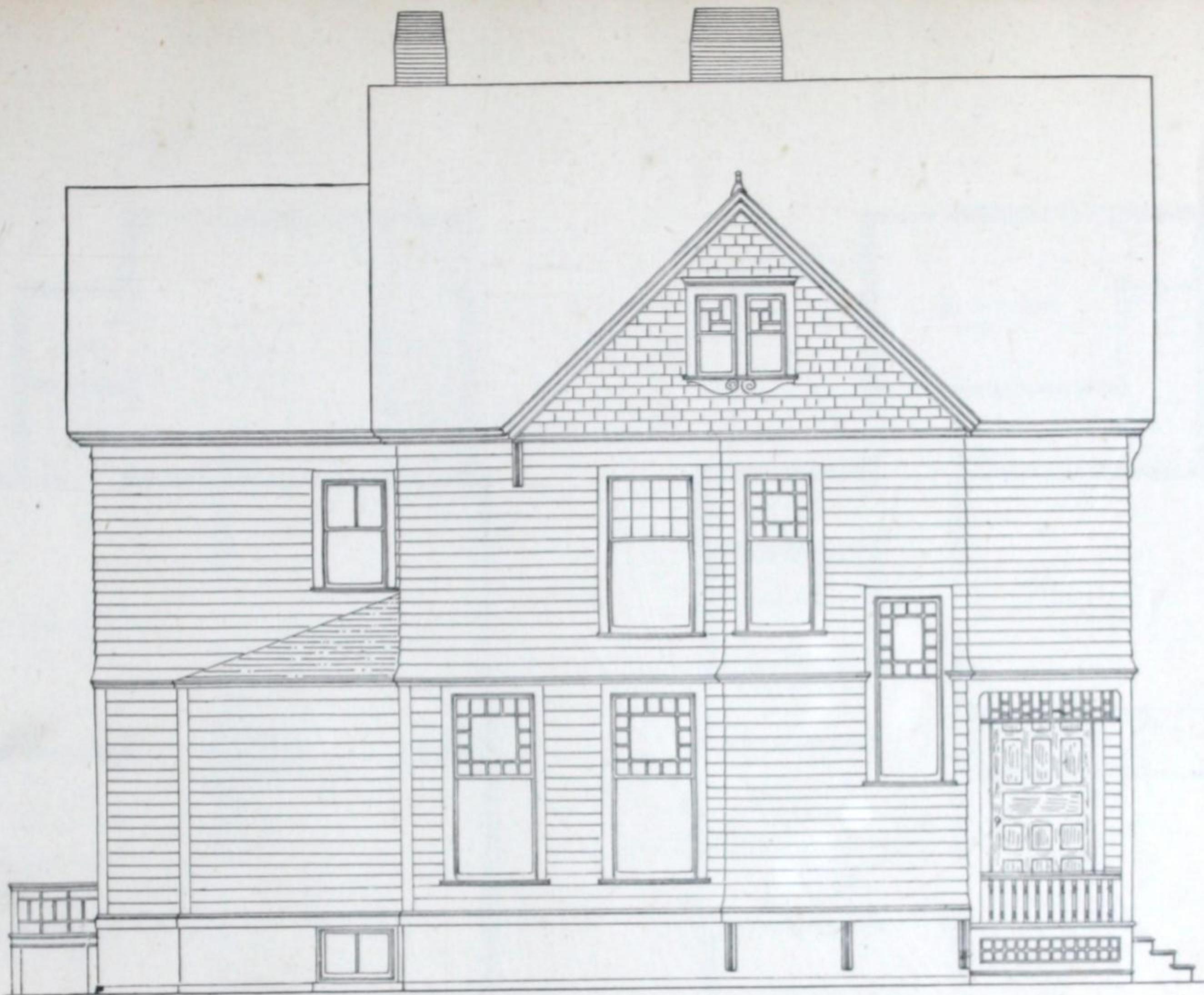
The figures given by Mr. Weimar indicate that a full and even liberal allowance is made in each department of the work, and that the plan can be carried out on the estimate in a complete and satisfactory manner.



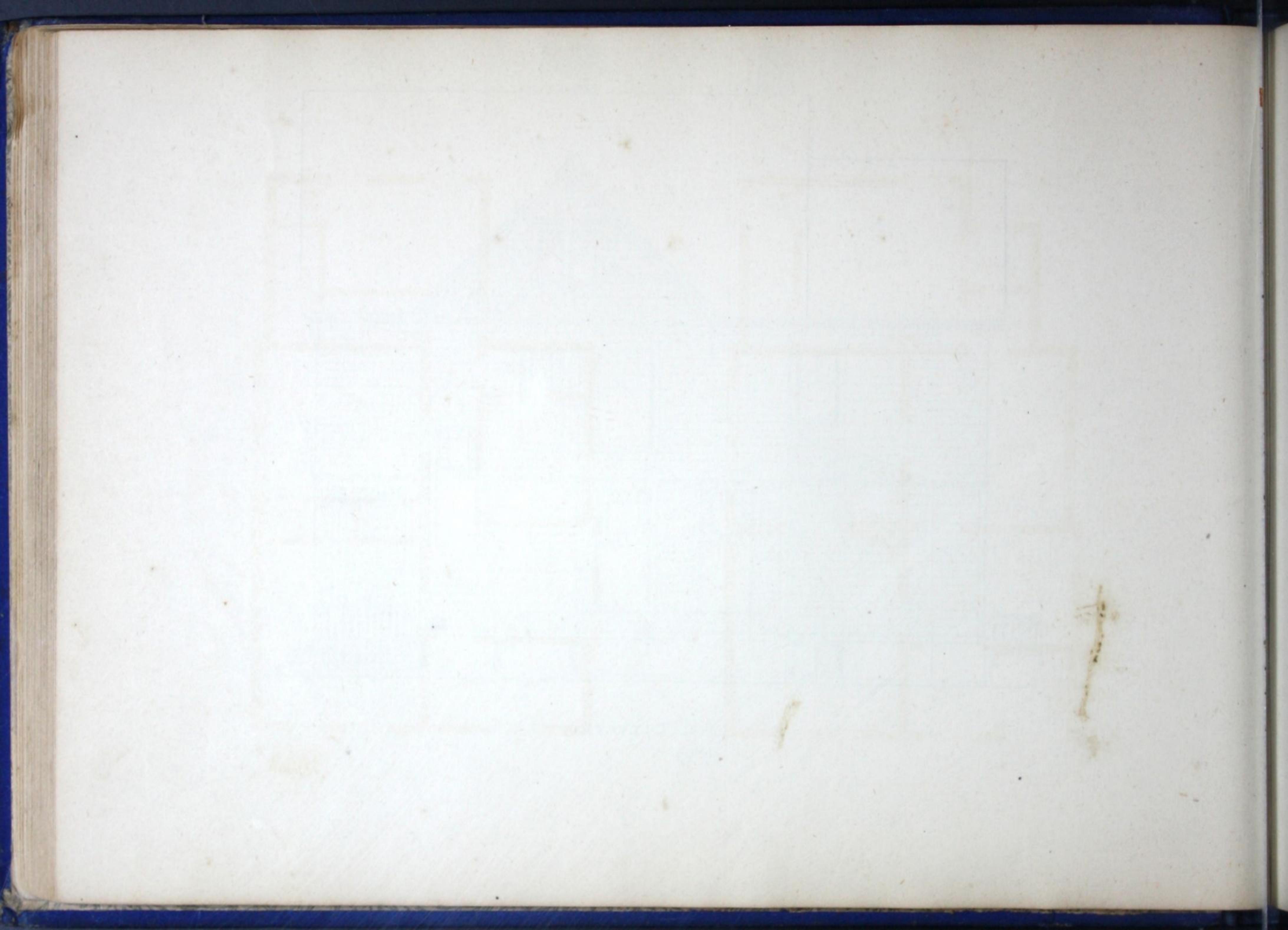
FRONT ELEVATION

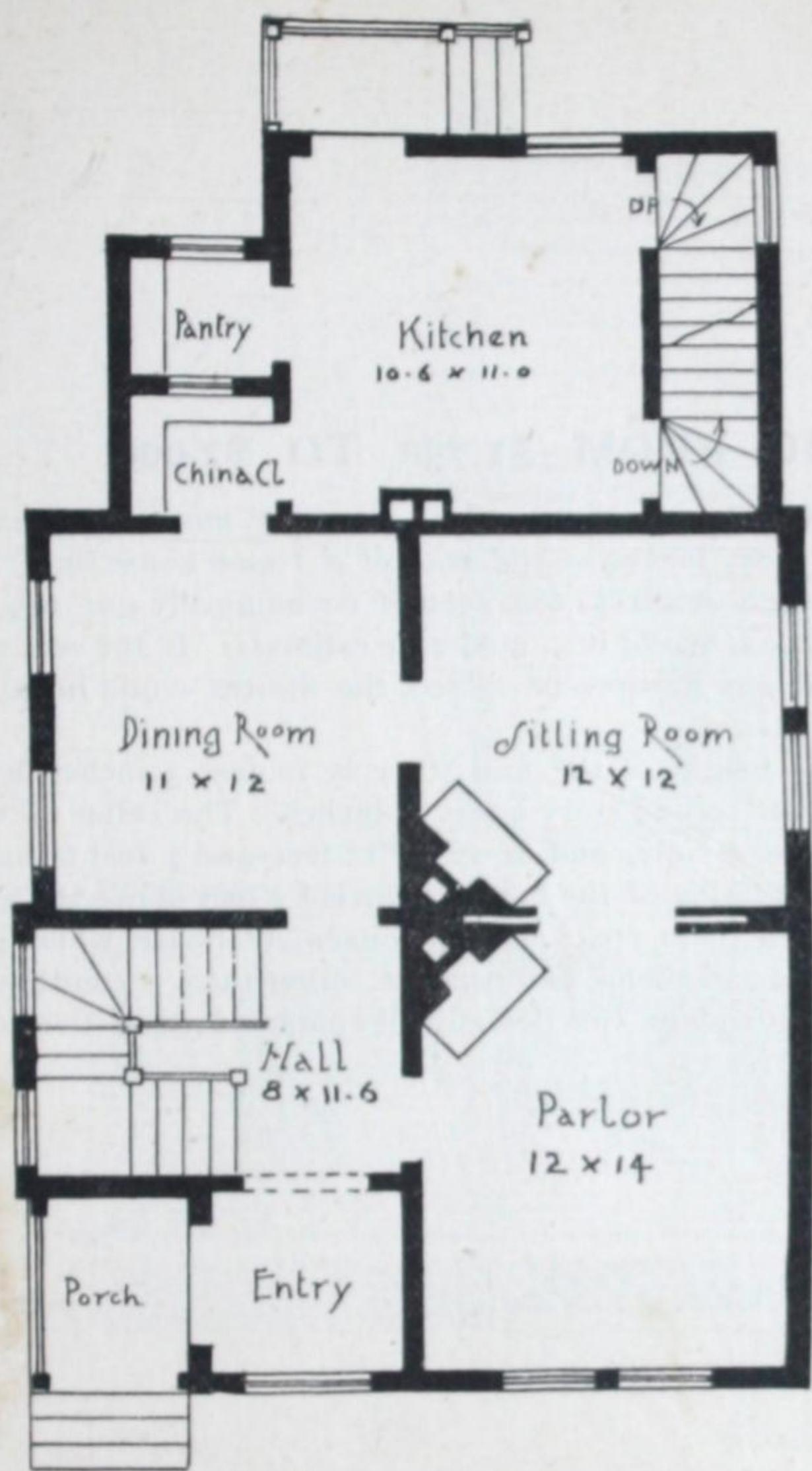
AN  
ELEGANT HOME  
FOR \$3,000.



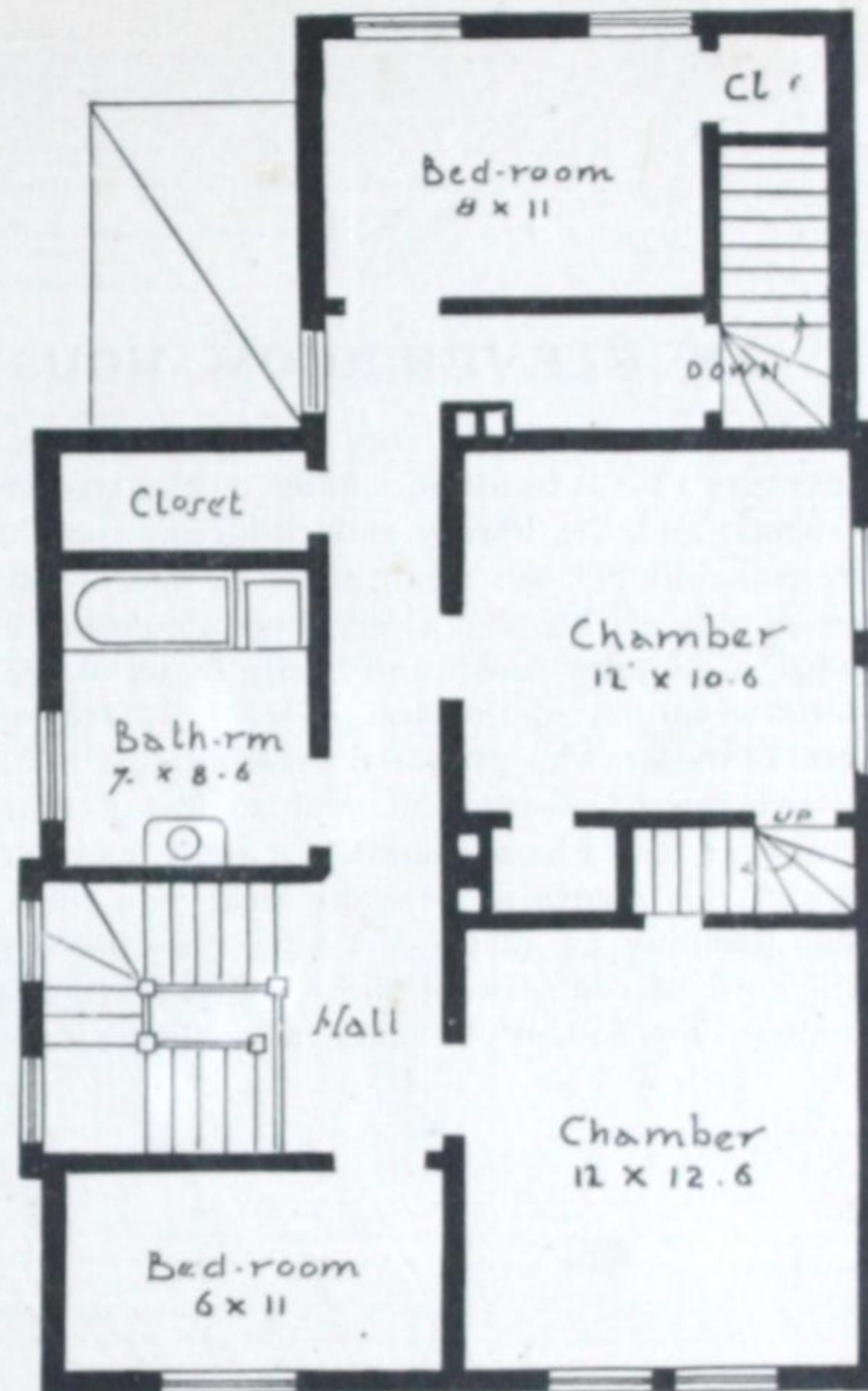


SIDE ELEVATION  
(89)





FIRST FLOOR.



SECOND FLOOR.

## AN ELEVEN-ROOM HOUSE COSTING FROM \$1,750 TO \$2,000.

FOR the accommodation of a large family the house here described affords very liberal facilities, having on the second floor five sleeping rooms; and the library and children's room on the first floor are available for the same purpose, should occasion require. Upon a house of this plan a very large amount of money may be expended if superior finish and costly material are used throughout; but the author of the design, Mr. J. A. Galbraith of Greenville, East Tennessee, who proposed erecting this house for himself, computed the necessary outlay at so low a figure as \$1,745.87. He says of it: "I have examined a great many designs and buildings, and this comes as near my ideal of a convenient and comfortable dwelling as anything I have seen for the cost. The prices will vary of course with the locality. We have no water-works or gas, consequently I make no estimate for these.

Brick would cost about twenty per cent. more here than frame."

In most localities the cost of a frame house built from this plan would reach \$2,000, even if economically put up, and if of brick \$2,500 would be a moderate estimate. If the cost of plumbing and gas fixtures be added, the figures would be still further increased.

The height of the first story is 10 feet 3 inches in the clear, and of the second story 9 feet 3 inches. The cellar is under the dining-room only, and is 12 by 12 feet, and 7 feet 6 inches deep. The foundation of the house is carried 2 feet above the ground.

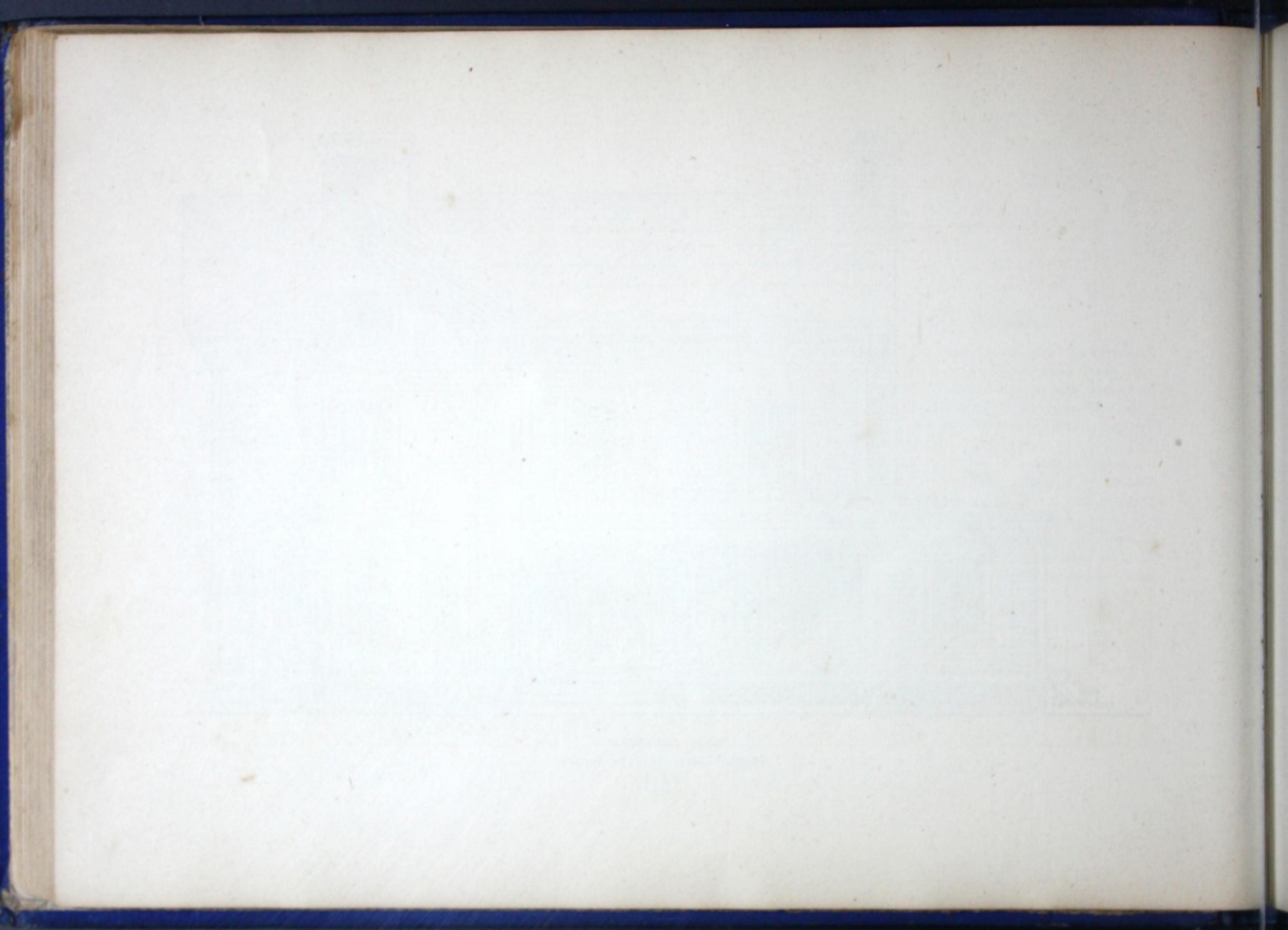
For a plain, spacious and convenient house, where ground is abundant and cheap, and comfort rather than pretentious style is the object sought, this design will commend itself to a large class of readers.

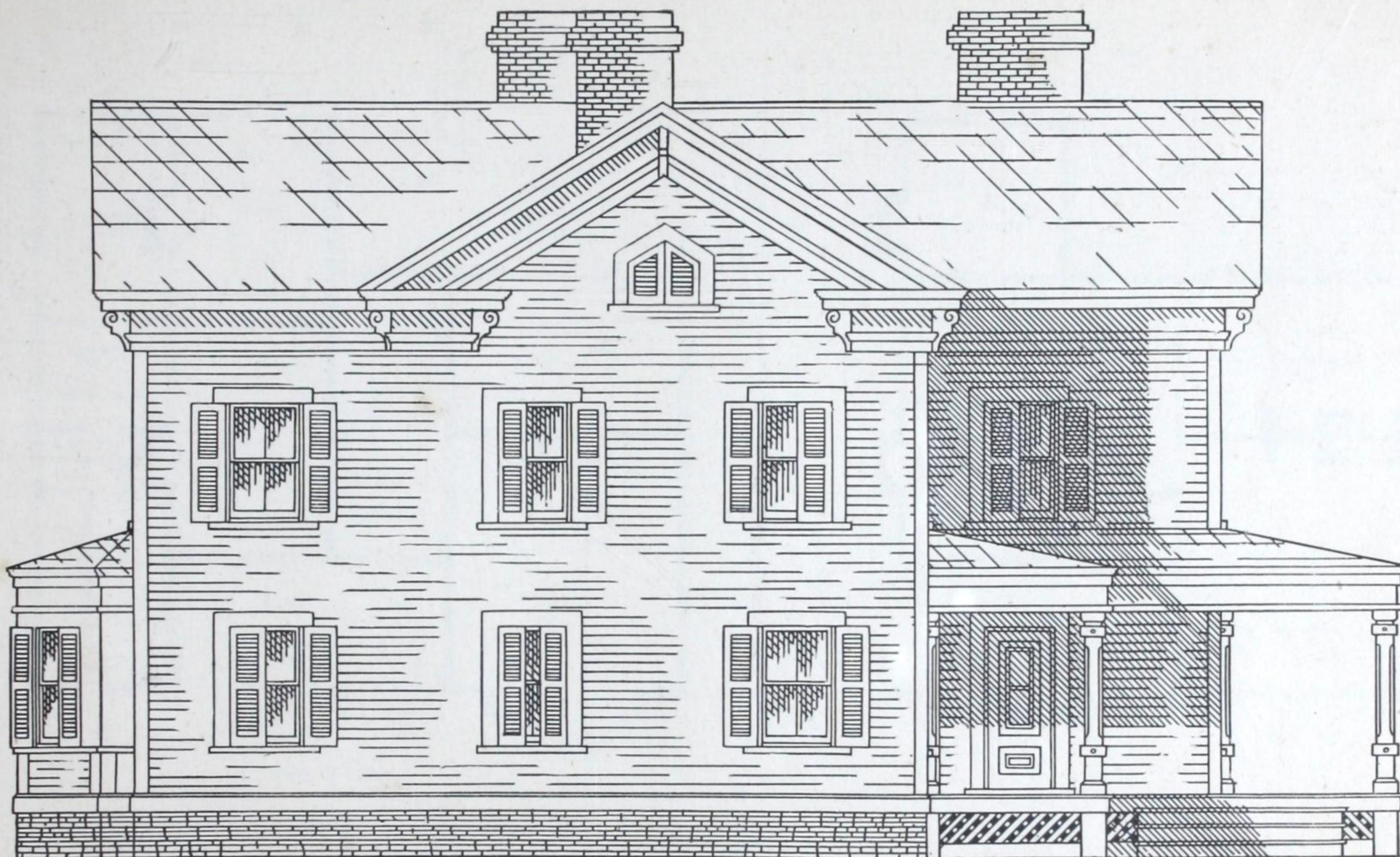


FRONT ELEVATION.

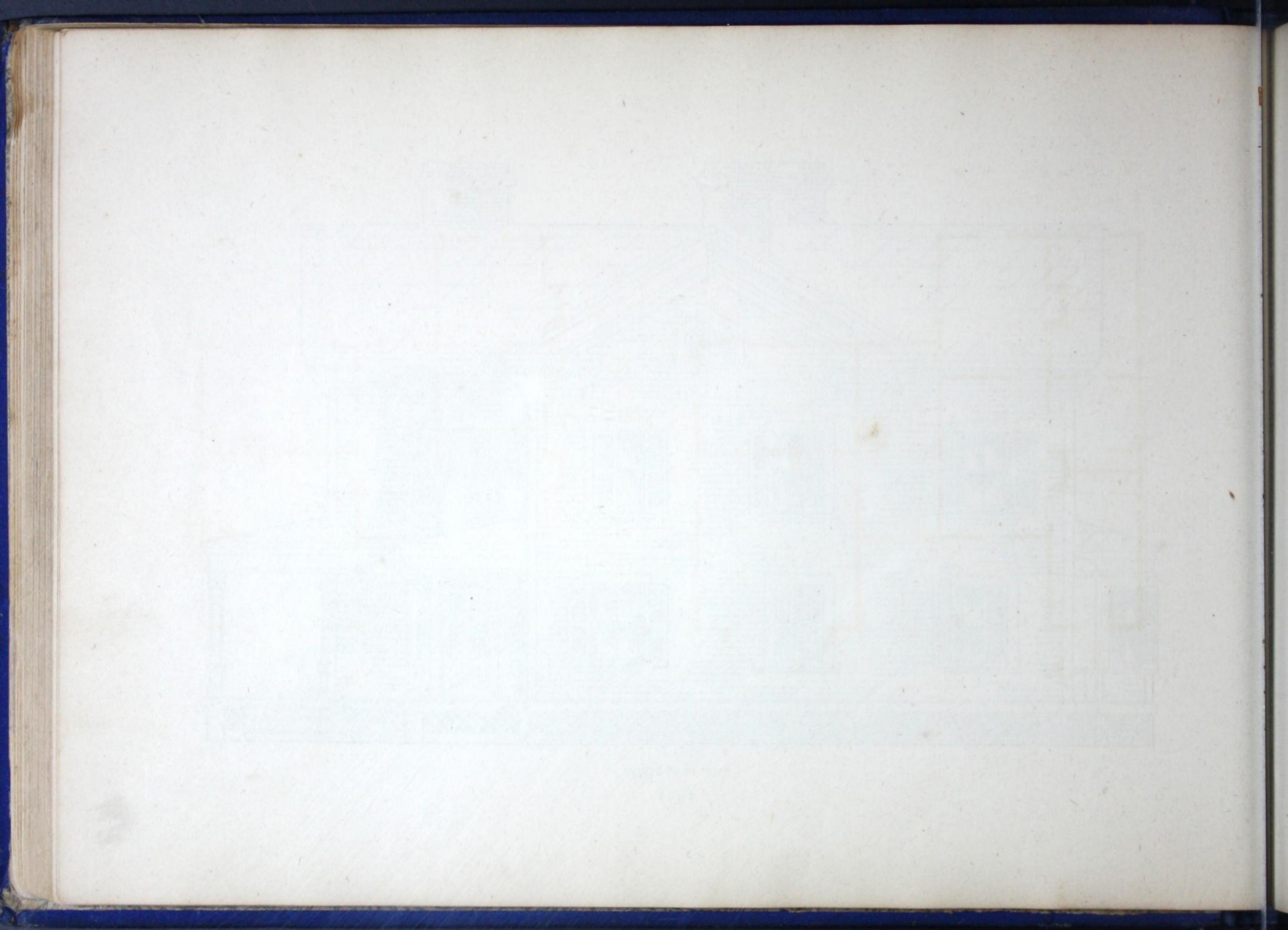
House Costs \$1,700 to \$2,000.

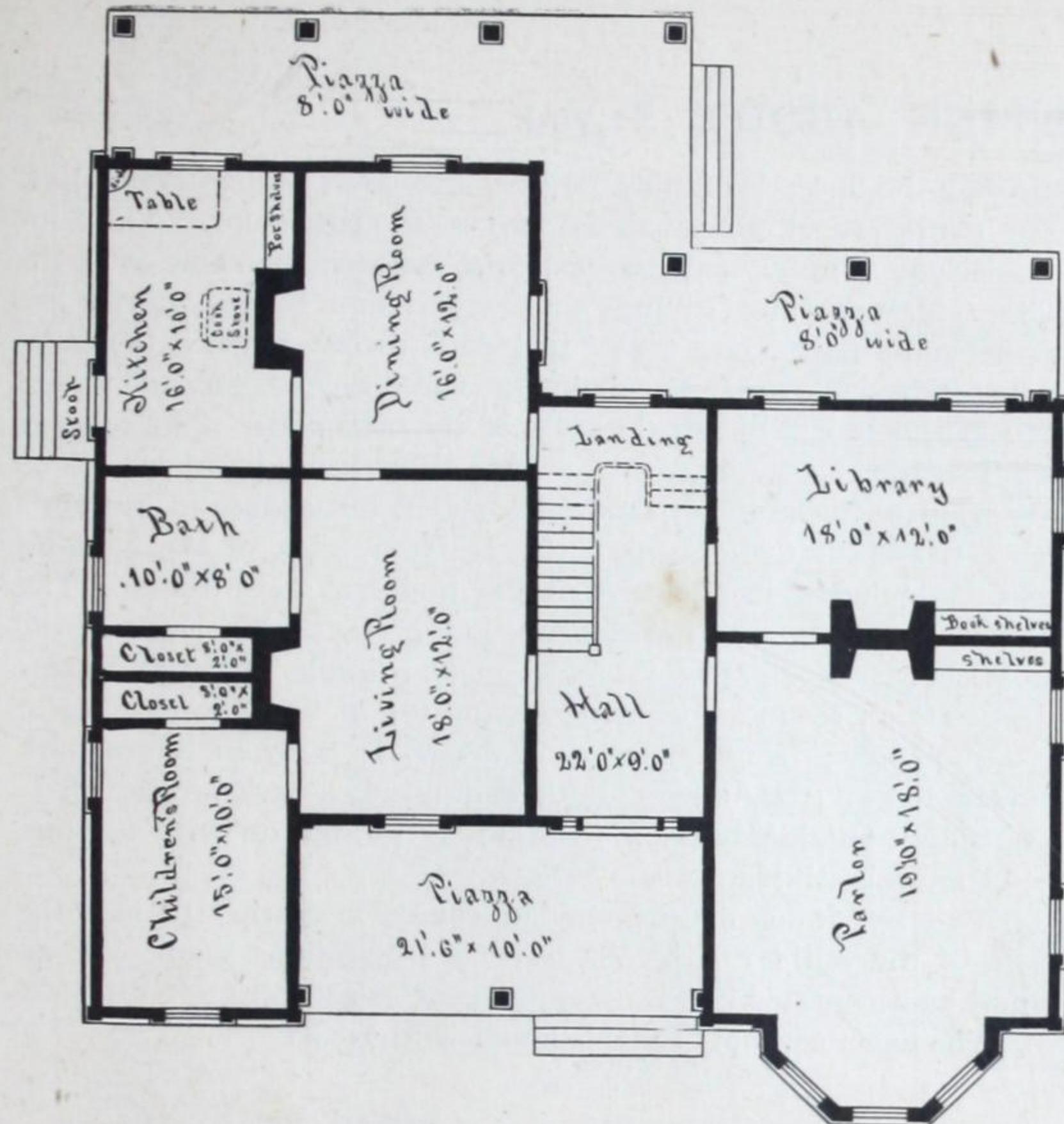
(93)



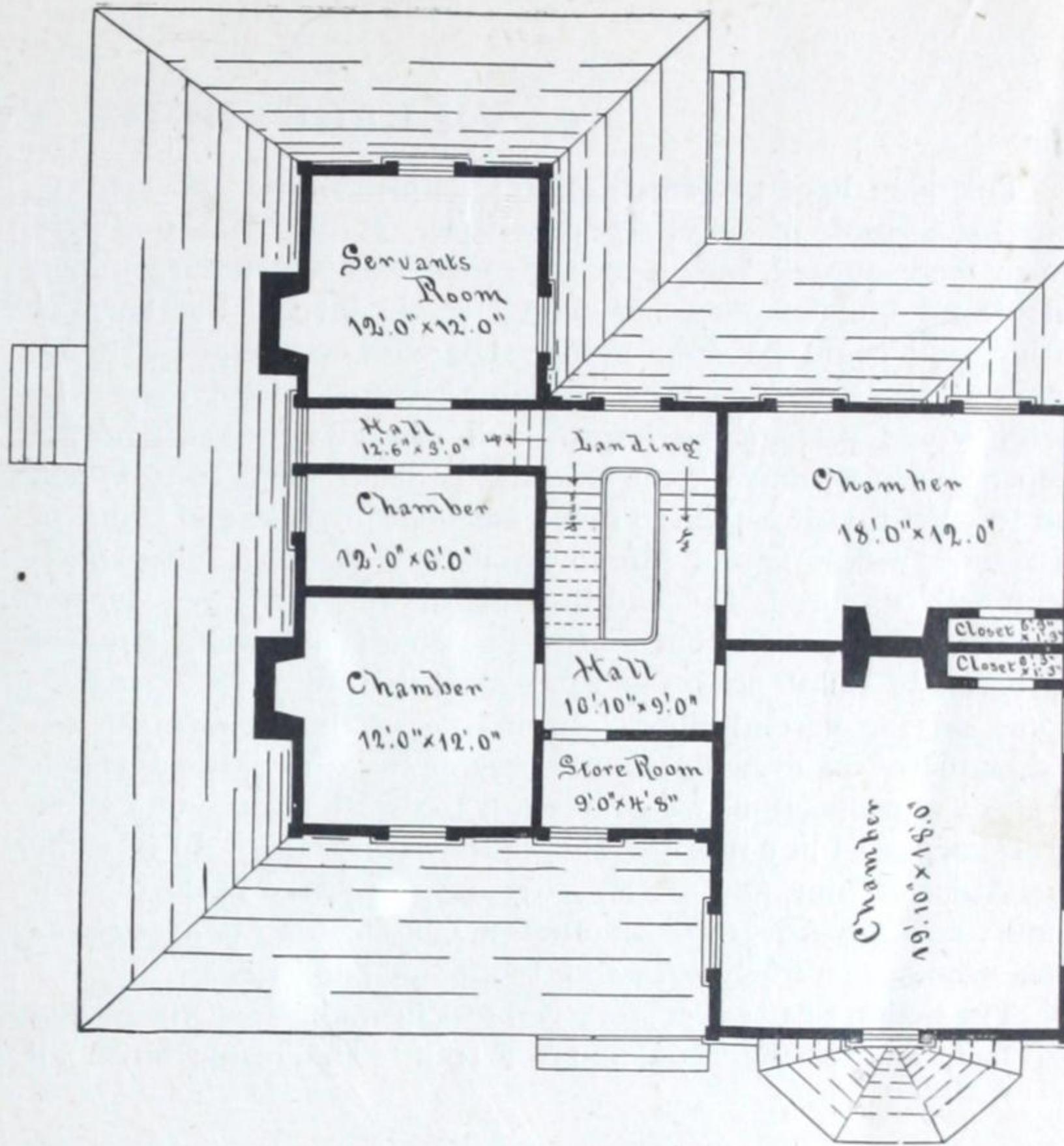


SIDE ELEVATION.





FIRST FLOOR.



SECOND FLOOR.

## A VILLAGE HOME COSTING ABOUT \$1,700.

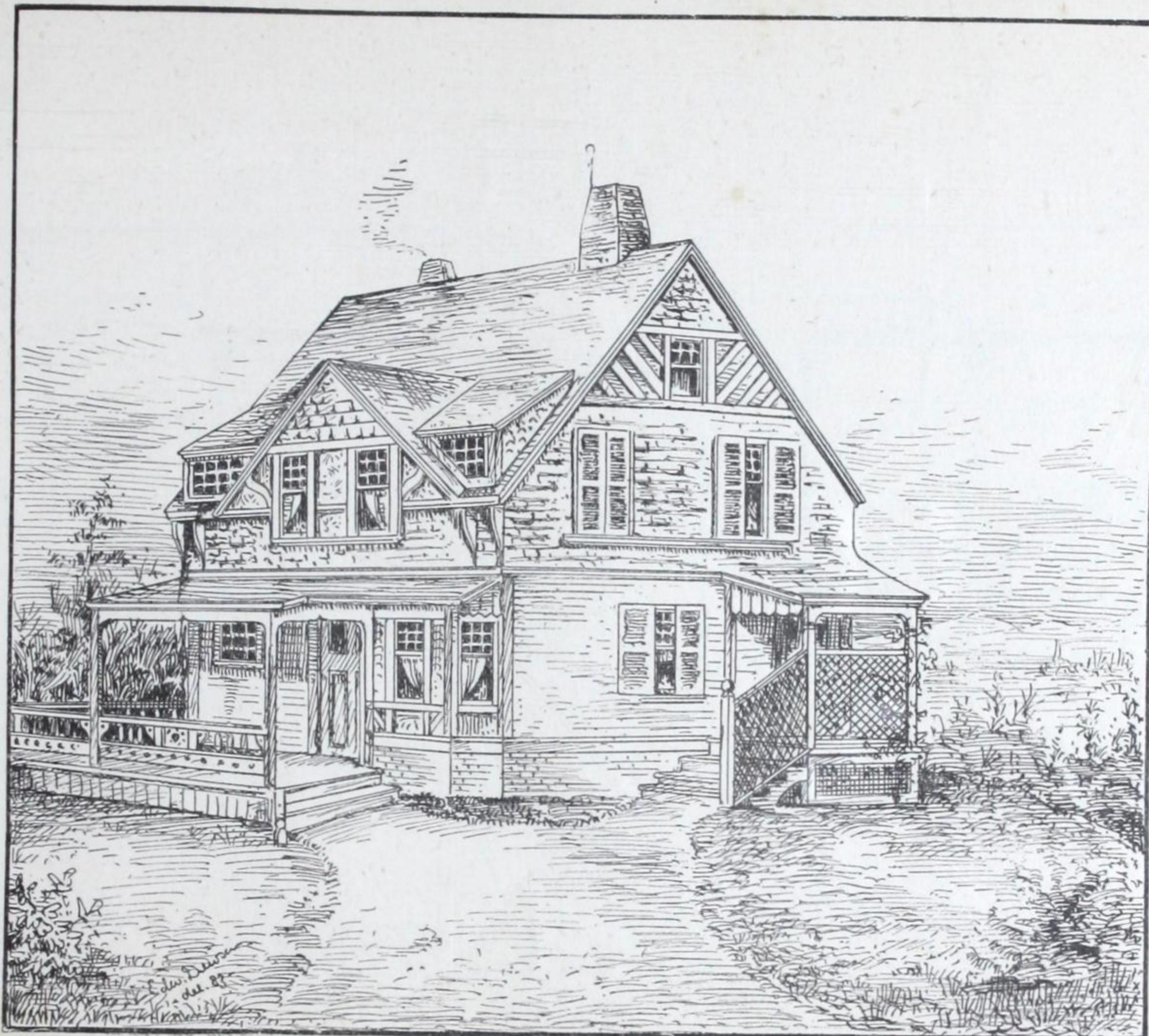
THE plan here presented affords ample comfort and convenience for a family of six or seven persons. If the kitchen as here shown were turned into a dining-room, and a structure added outside for kitchen purposes—which would involve but a small outlay, and could be done at any time with no alteration of the main building otherwise than turning a window into a door—the design would perhaps be improved in the view of most housekeepers. But we have given it in the primary stage, so to speak, and the fact that it can be so easily and cheaply enlarged is one of its marked advantages. Moreover, if only three sleeping apartments are required, the addition of an outer kitchen is not necessary, as the bedroom on the first floor is admirably situated for use as a small parlor, and the plan gives three spacious bedrooms on the second floor. In that case the living-room (so designated in the drawing) would become the dining-room, and is of size and proportions which adapt it to that purpose in a degree rarely surpassed in houses of double the cost of this. In fact, the liberal size of four out of the six rooms comprised in the plans is a most striking feature of the design, commanding it strongly to those who have a lively antipathy to cramped apartments.

The height of the first story is 9 feet in the clear, of the second  $8\frac{1}{2}$  feet, and of the attic about 8 feet. The inside finish all

through the house is of pine, painted two-coats of low-toned olive. The stairs are of pine, painted two coats slate color. The floor of kitchen is good matched boarding, painted the same as stairs. The side walls and ceilings of the first and second stories are white sand finish, one coat "laid off" brown mortar, the walls tinted with one coat of kalsomine of a soft warm color, and varied in different rooms to suit the taste of the occupants. The ceilings are tinted in the same manner, a soft yellow being preferred. The bay window in the living-room may be left out if desired, but adds much to the comfort of the room. Only the cost of the priming coat is included in the cost of the house as here stated. The following suggestions for coloring are given by Mr. Dewson, the architect: roof shingles stained green; gable shingles a raw sienna stain; second-story shingles and top of back porch a warm brown yellow; front piazza same as roof; body of house dark reddish brown; trimmings, doors and blinds a dark bronze olive. The finish outside between windows is plaster on wire lathing, and should be tinted a warm yellow.

The foregoing details may of course be varied to suit the taste of the builder or owner, but the suggestions made will no doubt be acceptable in a large number of cases.

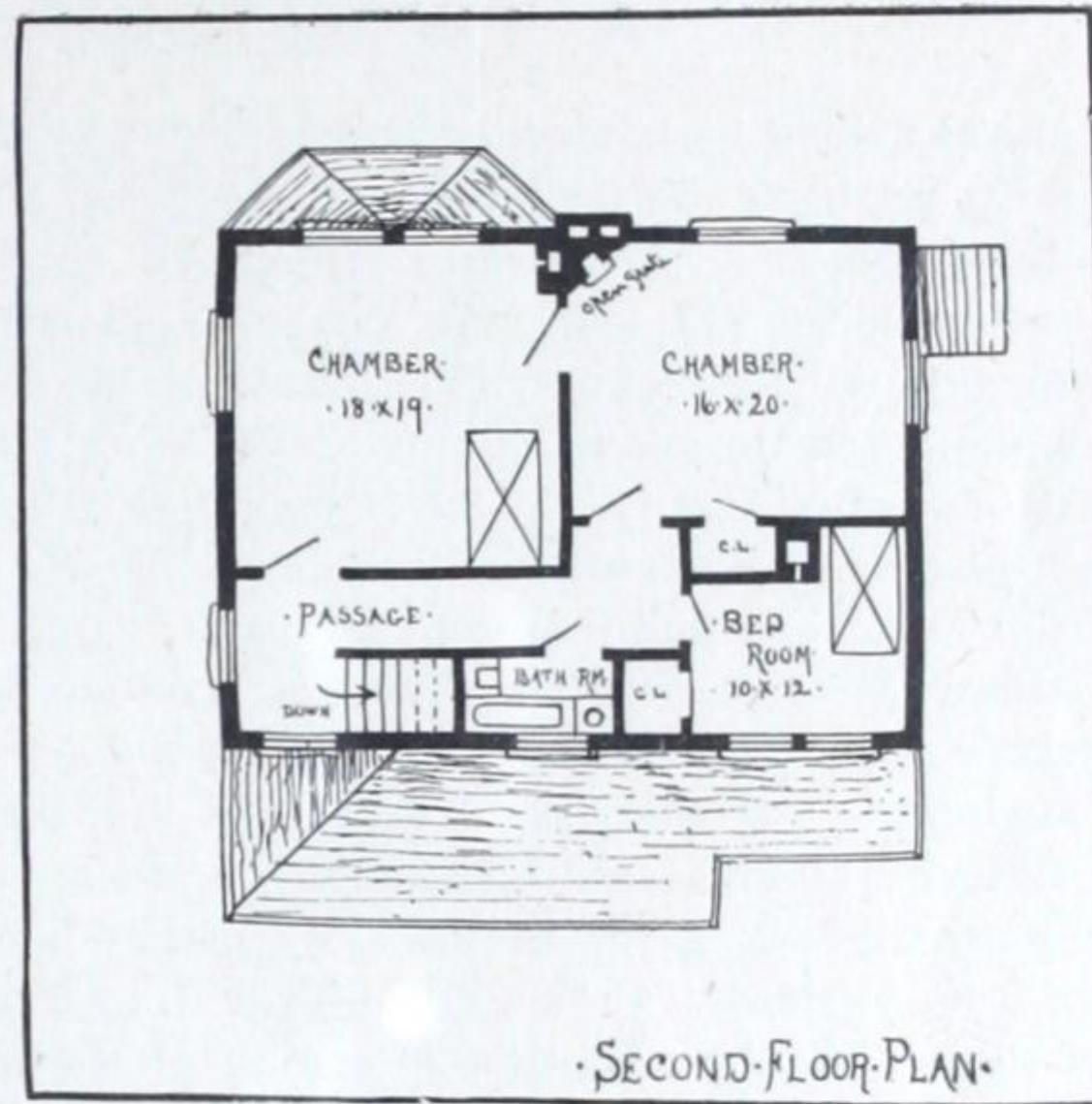
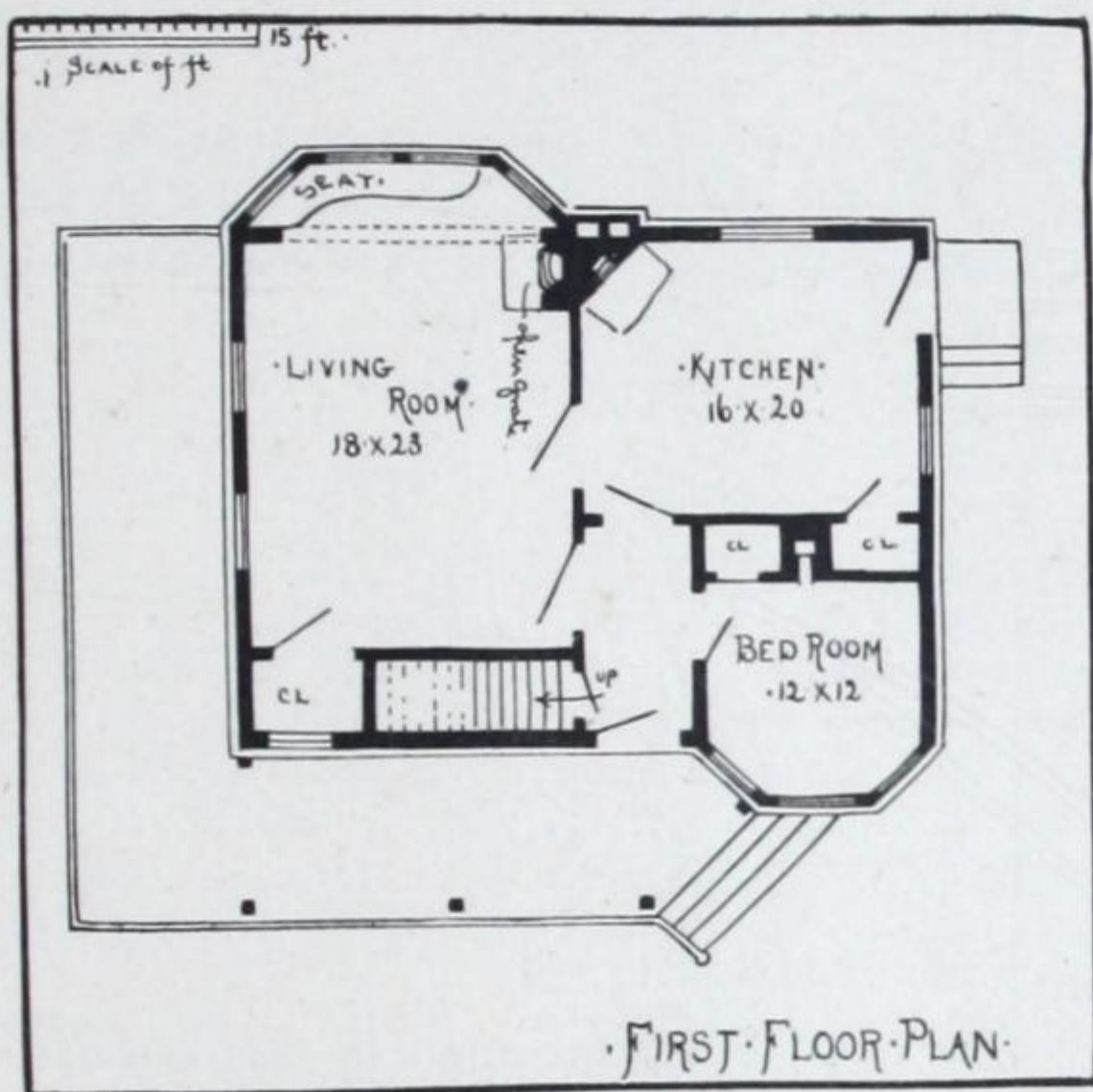
The exact estimate for this house is \$1,747.88.



A  
VILLAGE  
HOME

COSTING ABOUT \$1,700.





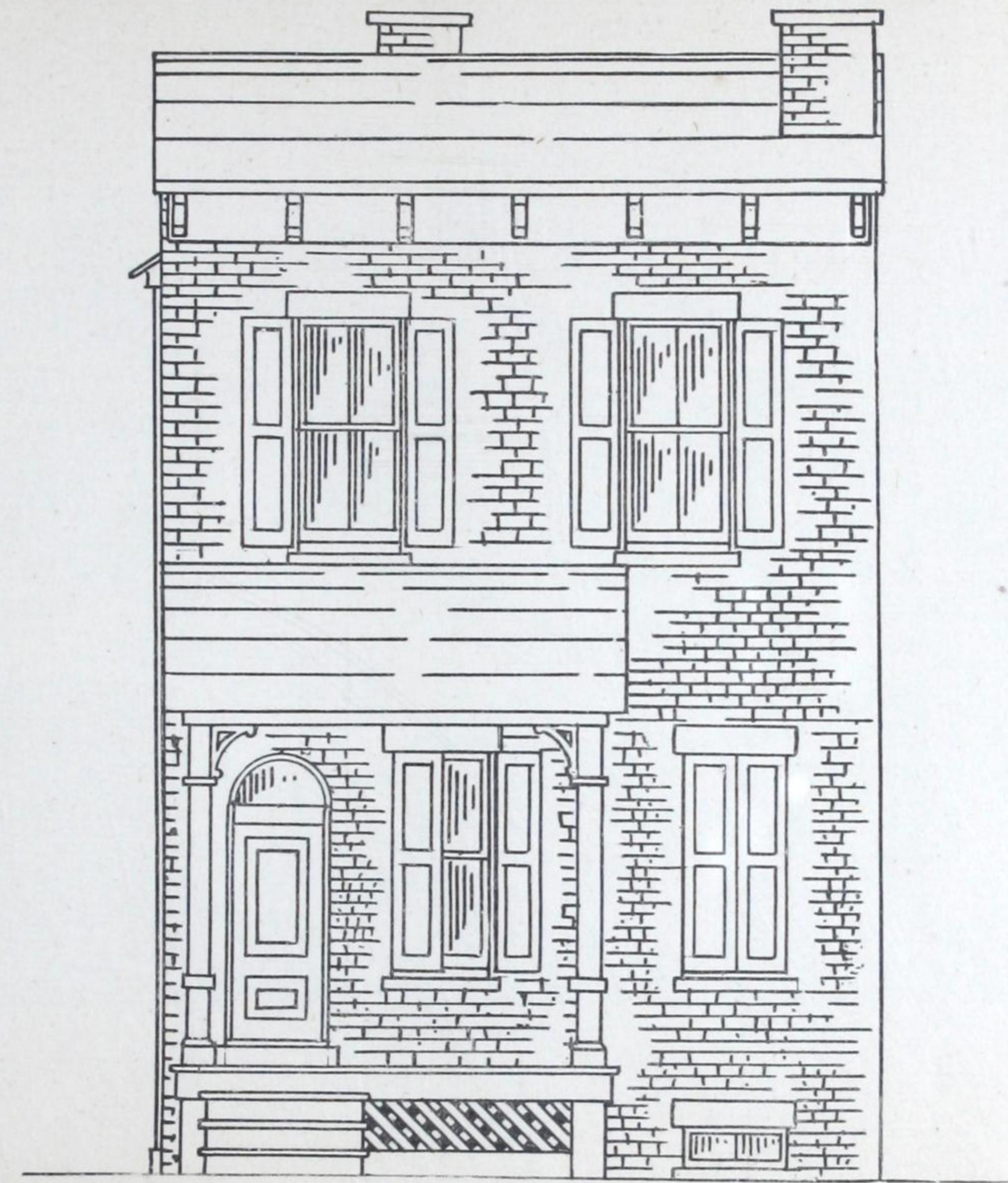
## A TWO-STORY BRICK HOUSE FOR \$1,250.

THE price above named is that which is regarded as sufficient, in his own locality at least, by the author of the plan, Mr. J. P. Edwards of Wilmington, Del. We should be inclined to place it somewhat higher—perhaps not less than \$1,500—having in view average prices throughout the country. But it will be observed that the style is plain, and the rooms adapted both in number and size to the wants of a small family. A lot 16 feet wide will suffice for a house built on this plan, no allowance being made for access except at the front and rear; and it is therefore suited to a city or town location where the cost of ground makes economy in that particular especially desirable. One of the chief drawbacks, for a mechanic or a moderately-salaried employee, to life in a large city, is the extreme difficulty of making a respectable home at a price within his reach, except by going to the outskirts at an inconvenient distance from business. If this difficulty is to be overcome at all, it can only be by the adoption of a plan of the general character of the one here shown.

As we have expressed the opinion that some increase of the figures given by the architect in this case will be found necessary in most parts of the country, we give the items of his estimate, some of which appear extremely low:

Excavating.....	\$30.00
Foundation.....	70.00
Brickwork.....	390.00
Roofing (tin).....	50.00
Lathing and Plastering.....	110.00
Timber and Lumber.....	190.00
Doors, Windows, etc.....	170.00
Joiner Work.....	120.00
Plumbing.....	60.00
Painting.....	60.00
	<hr/>
	\$1,250.00

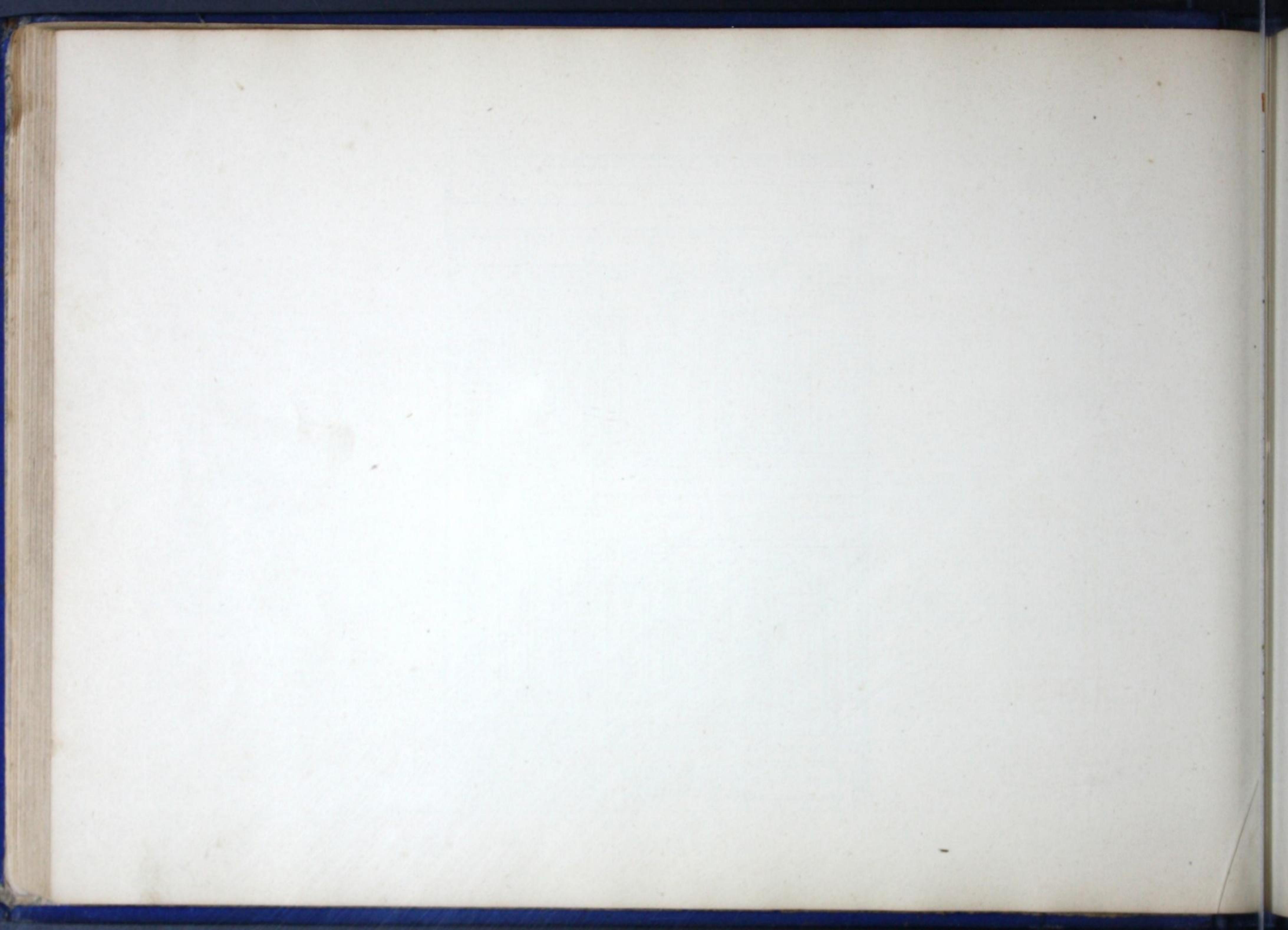
The style of painting intended in this estimate is two colors for the outside of the house, the inside to be stained and varnished.

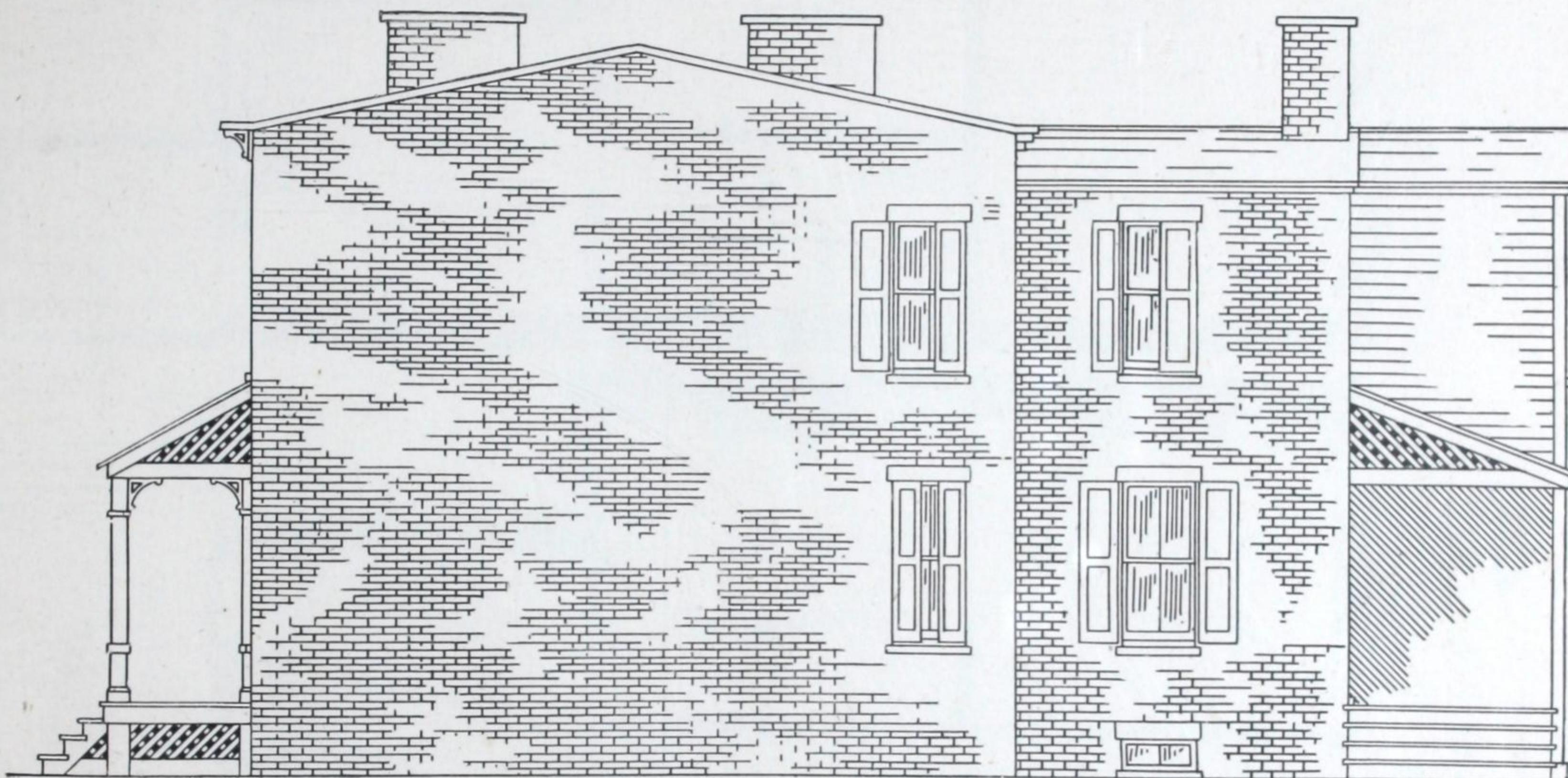


FRONT ELEVATION.

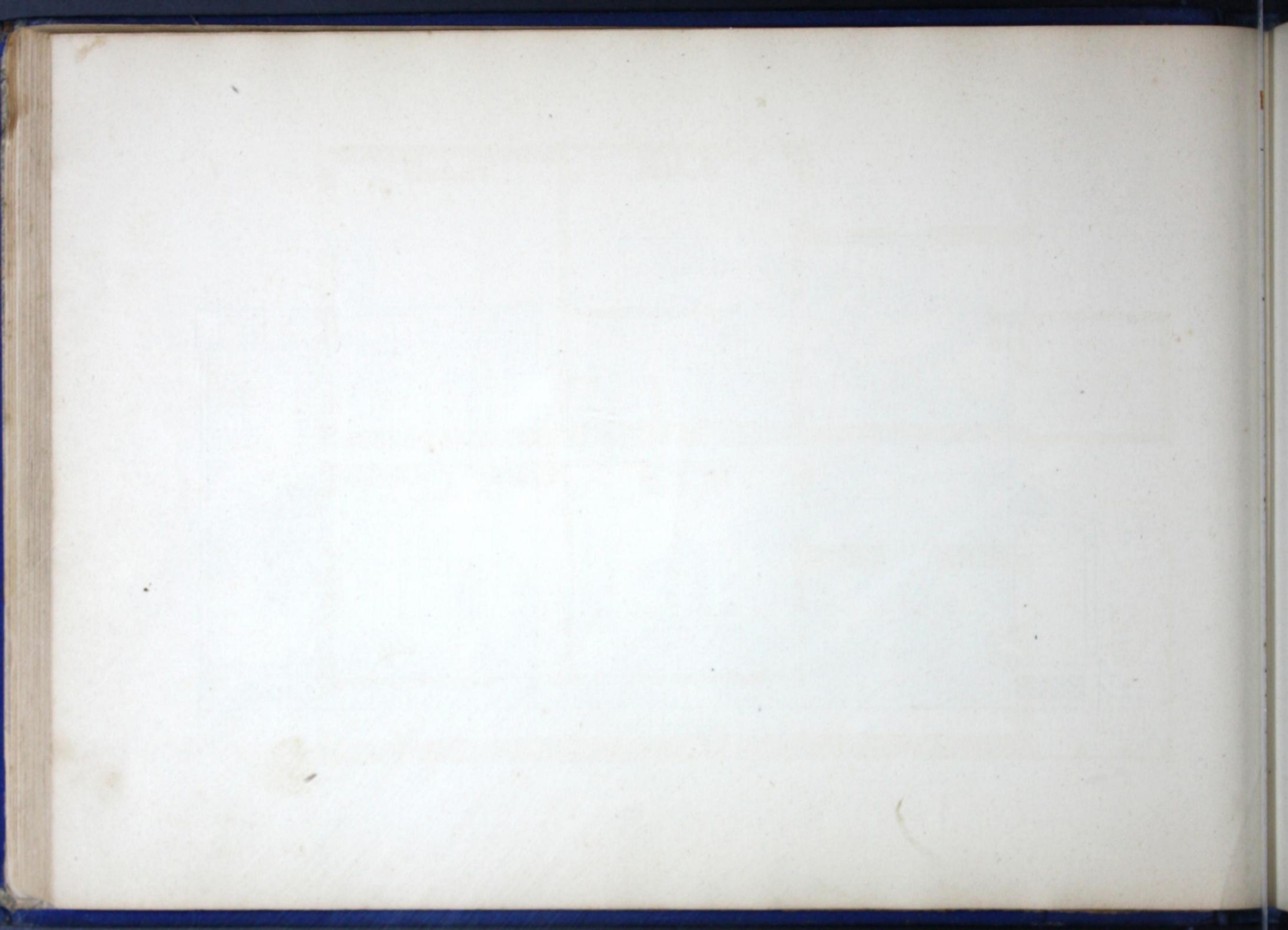
(103)

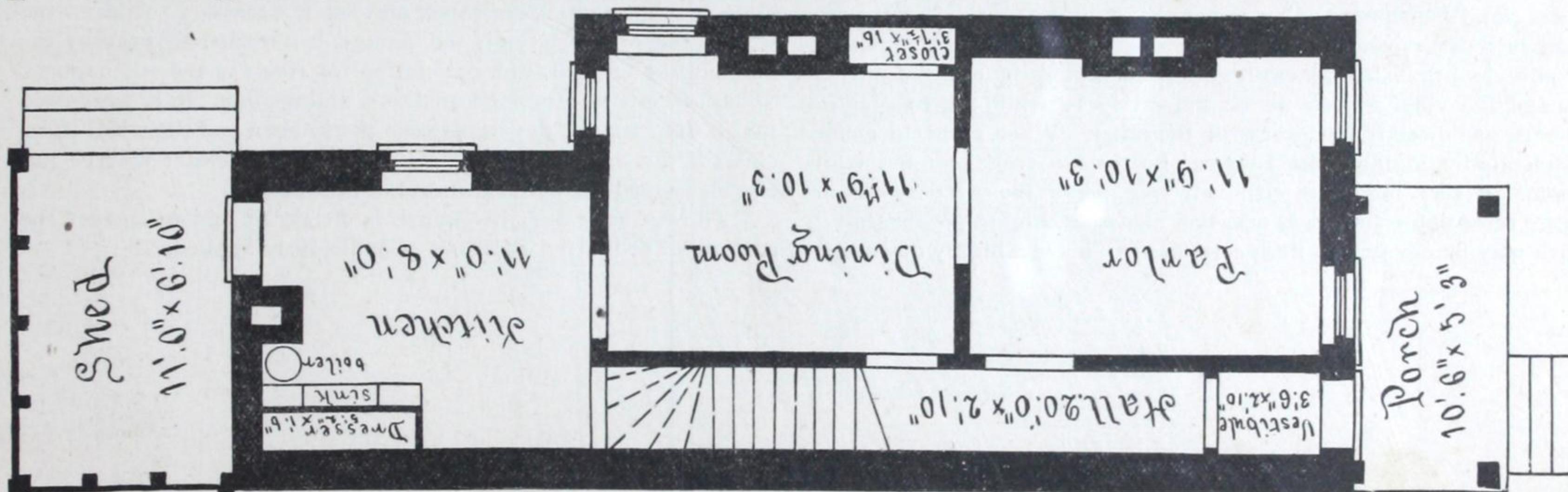
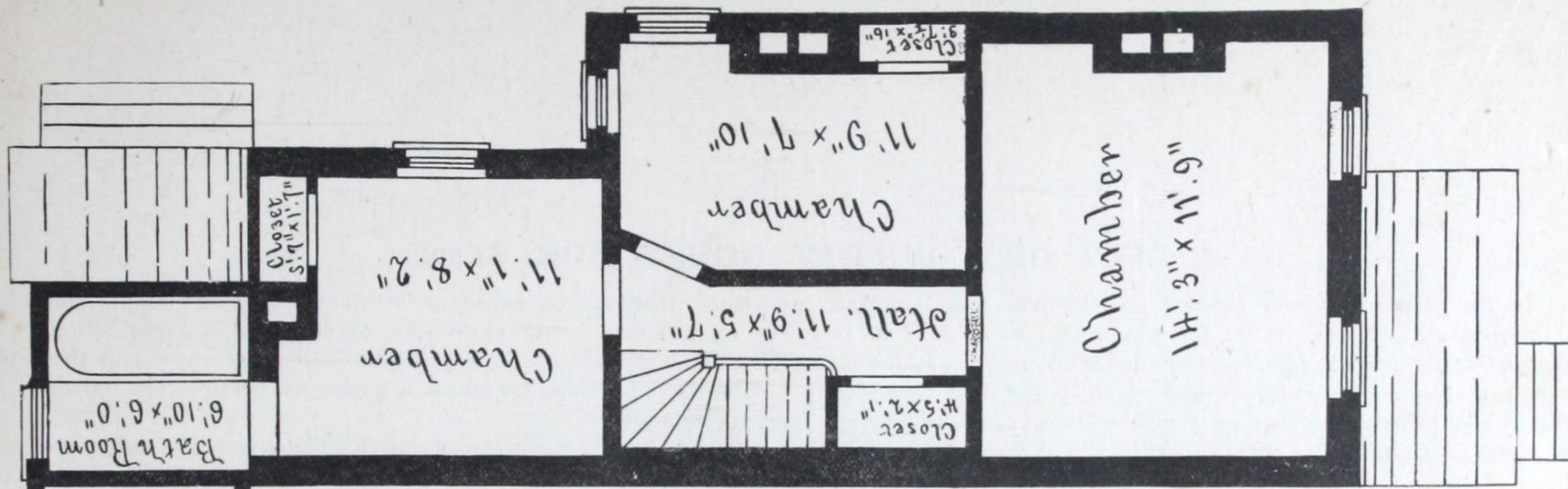
A  
TWO-STORY  
BRICK HOUSE  
FOR \$1,250.





SIDE ELEVATION.





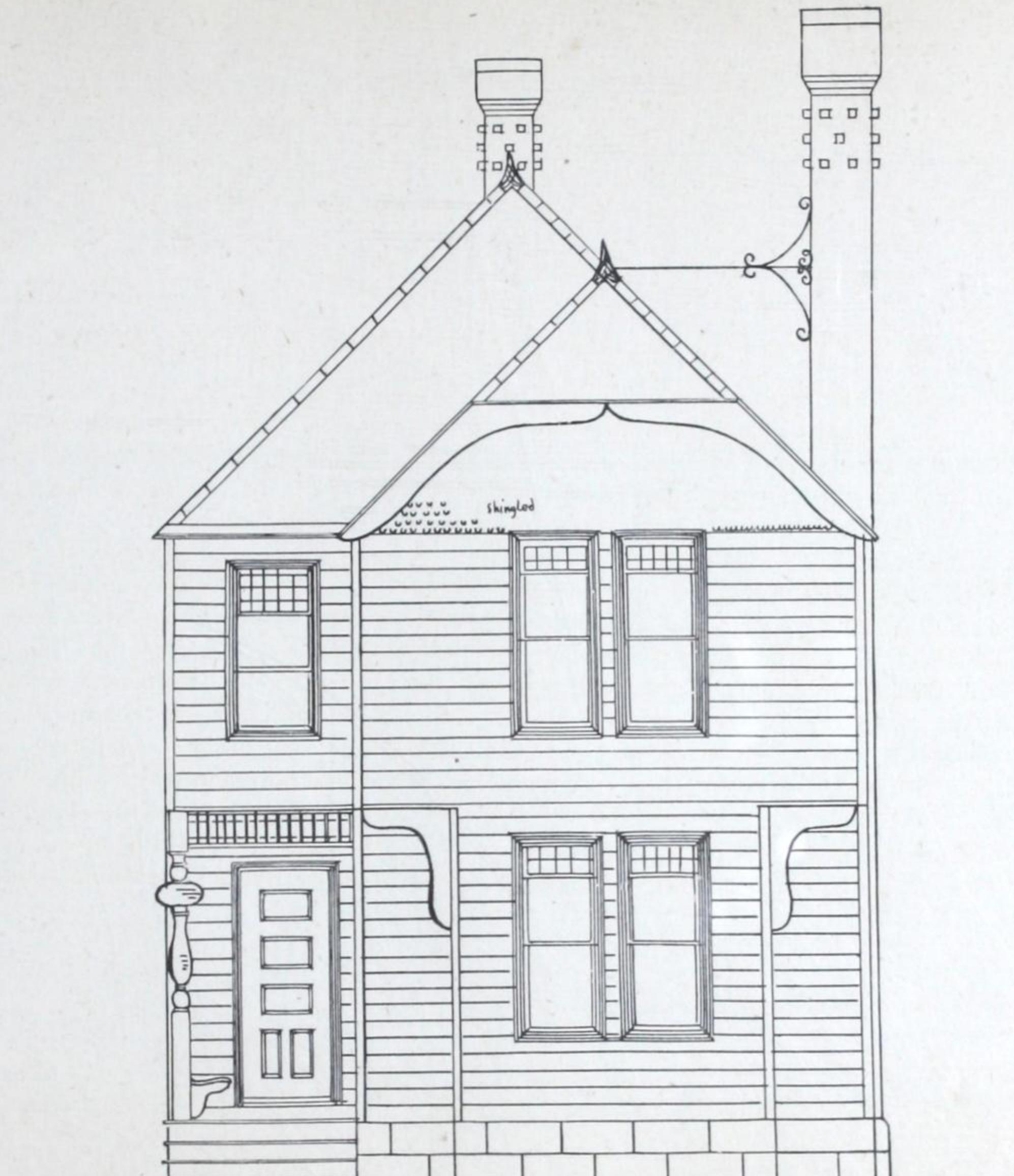
## A CITY OR COUNTRY HOUSE FOR \$1,500.

IN its proportions and general arrangement this house is adapted to an ordinary city lot, but would also be suitable for a village location. Although not provided with an open stairway, there is a commodious entrance hall giving convenient access to both of the principal rooms on the first floor. The designer of the house, Mr. John P. Cowing, 1643 Euclid Avenue, Cleveland, Ohio, observes that should it be desired, the parlor and sitting-room may be connected by a door, and, as the plan shows, this may be a double sliding or folding door. Such an arrangement would doubtless be generally preferred, and is in our judgment one of the chief objects to be gained in locating the two main rooms, one directly in the rear of the other. When made to communicate by double doors, they can be thrown together, and two rooms of very moderate size will thus serve the purpose of a large reception-room when occasion demands, while at other times each may be devoted to its special use. This is a highly desirable

measure of economy, inasmuch as the expense of maintaining two rooms solely for the entertainment of guests is a very serious item, yet many who cannot afford that luxury have now and then a gathering of friends for whom a parlor by itself is too narrow an accommodation.

The ceiling of the first story of this house is 9 feet high, and that of the second story 8 feet 6 inches. The separation of the kitchen from the sitting-room, making it necessary to pass from one to the other through the pantry, is intended to prevent the odors of the kitchen from circulating too freely in the other rooms. Should the sitting-room be used as a dining-room, it is suggested that a slide may be put in between the kitchen and the small china closet in the corner of the sitting-room; or the closet may be put elsewhere, and a door substituted at this point.

The estimate for this house is \$1,487.40, and will cover the cost under ordinary conditions if judiciously applied.

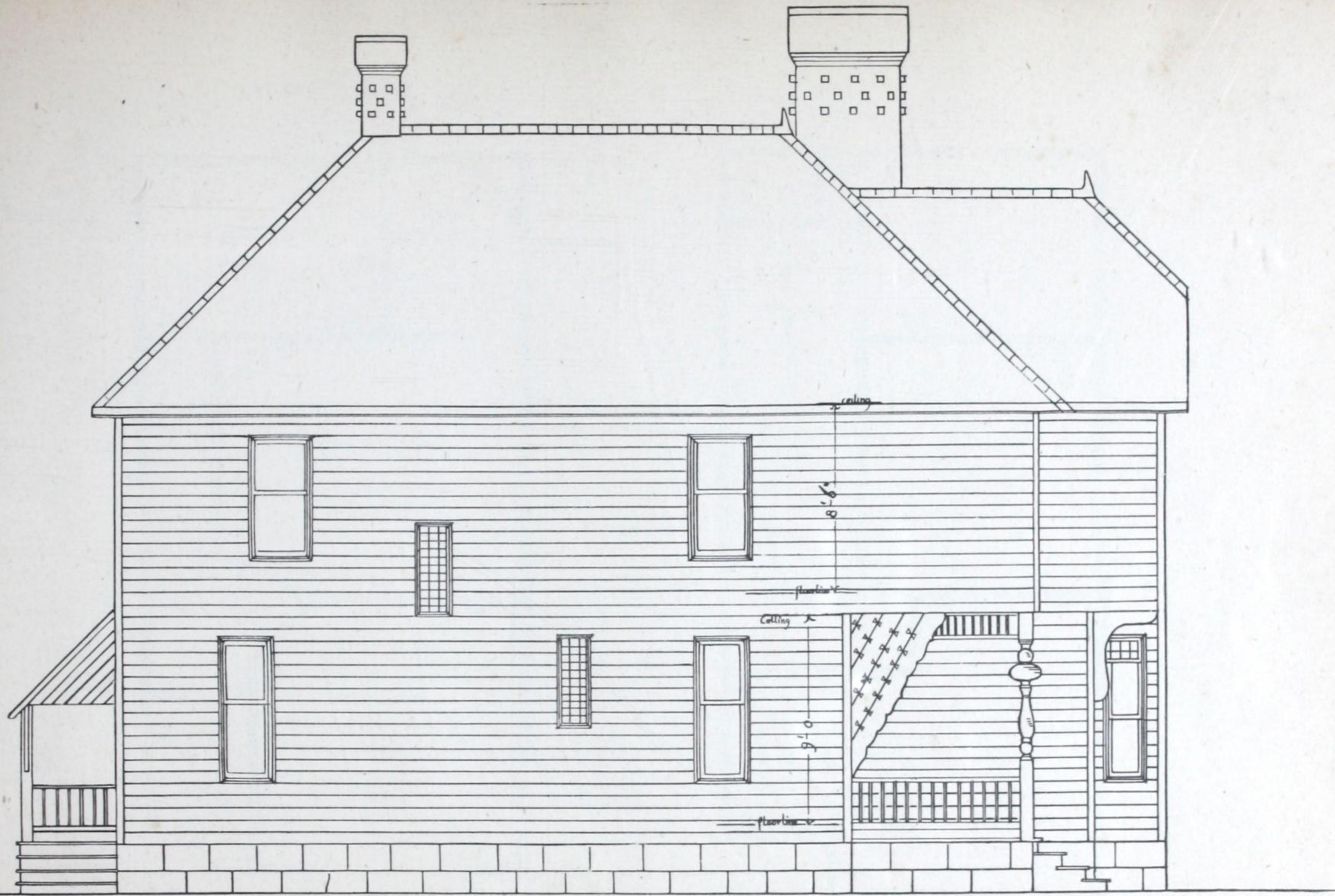


FRONT ELEVATION.

(109)

A  
CITY OR COUNTRY  
HOUSE  
FOR \$1,500.

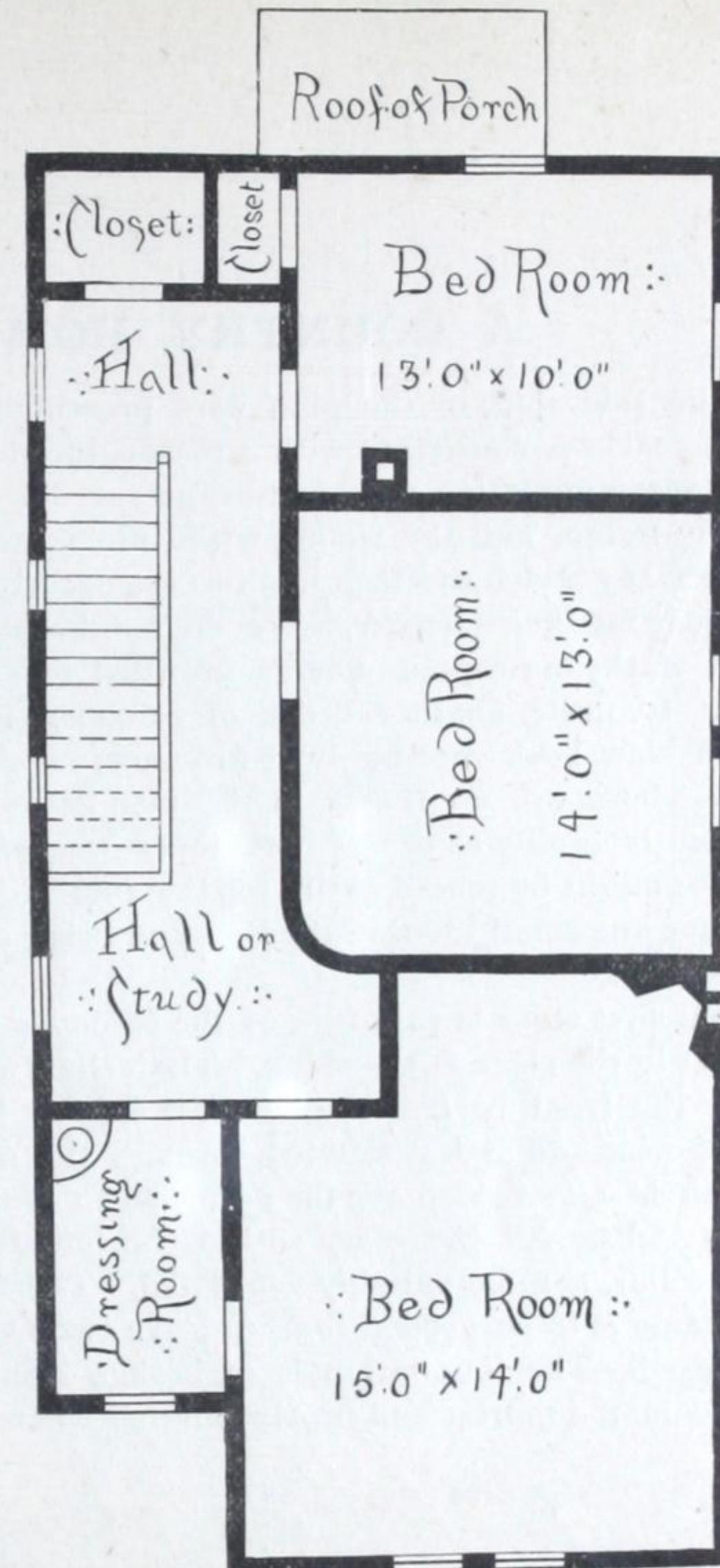
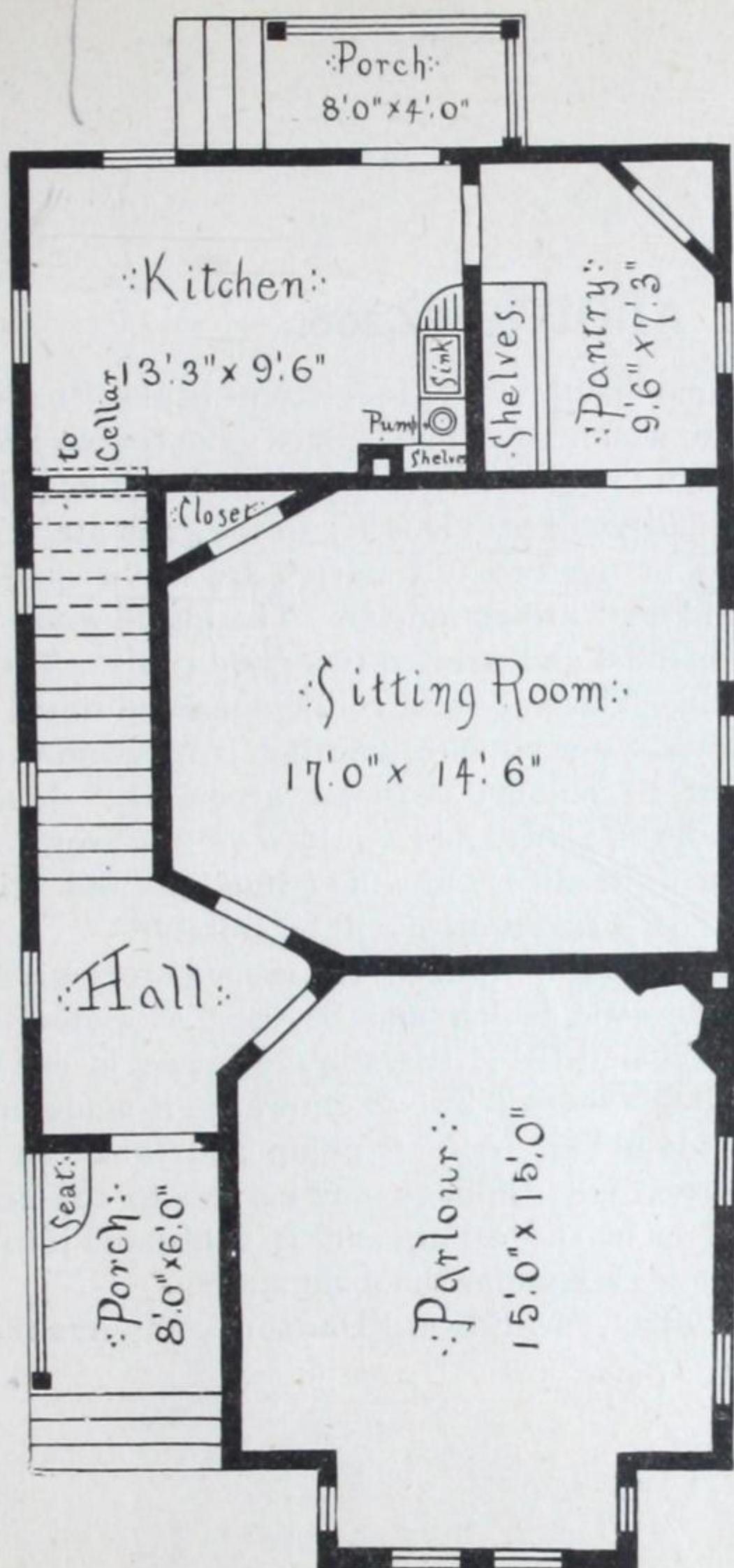




SIDE ELEVATION.

(III)





## A COUNTRY HOME COSTING ABOUT \$1,200.

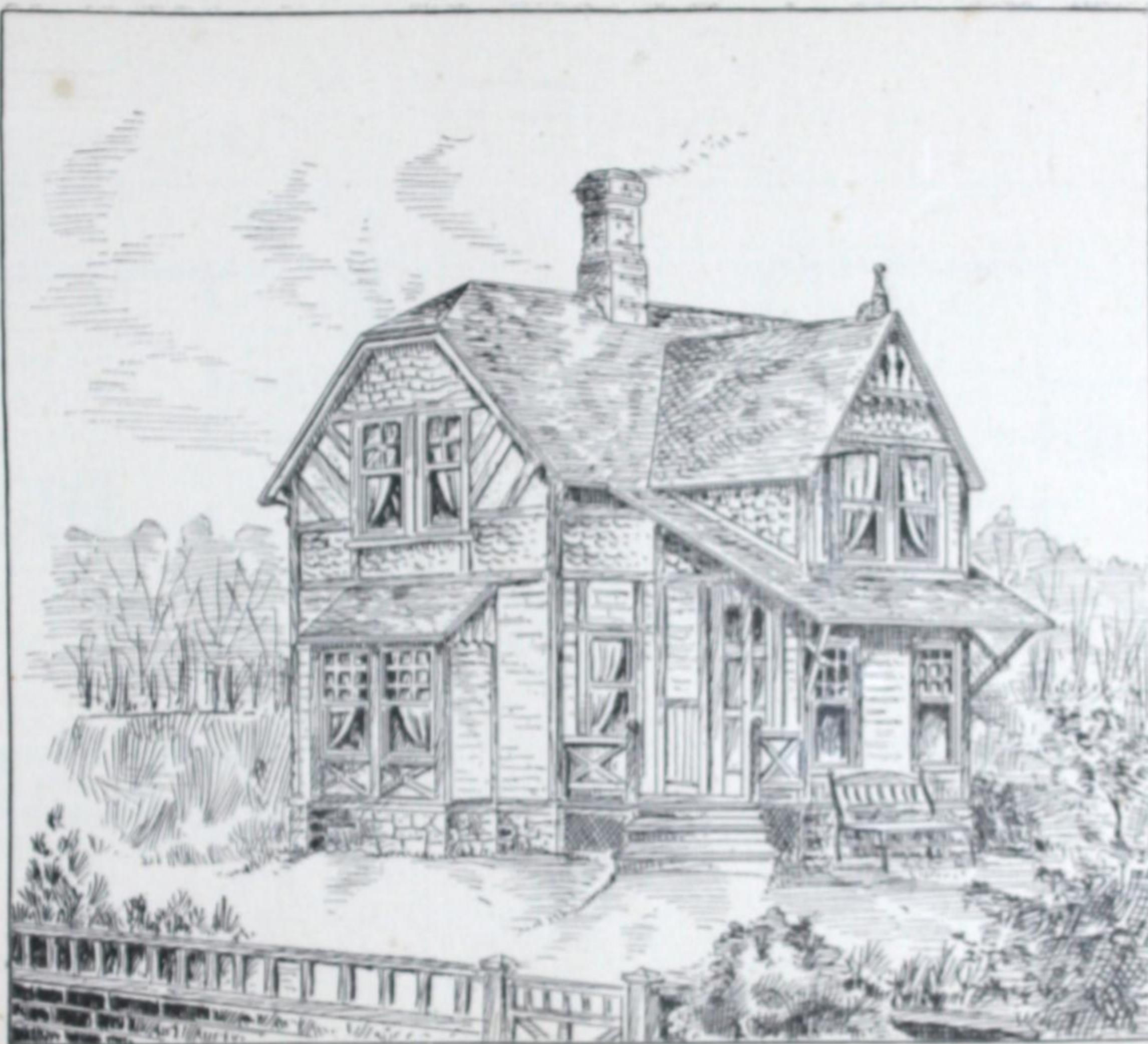
It may fairly be said that in the plan here presented the minimum of cost is reached, consistent with a reasonable degree of comfort and due accommodation for an average family. The house is of compact design, and the rooms, while not large, are fully equal in size to many which dwellers in cities are accustomed to think quite sufficient for their purpose. We do not here refer to the poorer classes of the metropolis, nor to crowded tenement house quarters, but to quite another order of persons, and to apartments which in New York rent easily at \$10 or \$12 a month for a single room. There are no rooms in the plan here given which do not compare favorably as to size with those we have in mind. Yet this house might be rented entire for the sum which is asked and obtained for one small room in the city, and bring a fair interest on the investment.

The height of the first story is  $10\frac{1}{2}$  feet, of the second 9 feet, and of the attic 8 feet in the clear at the ridge. The cellar, which extends only under the front part of the house, is  $6\frac{1}{2}$  feet high, and is lighted by two windows and ventilated through the chimney. The excavation is 4 feet deep for the cellar, and 1 foot for the rear foundation walls. All the space within the foundation walls, as well as the cellar, is to be suitably ventilated. The loose earth at the completion is to be graded so as to leave two feet of the foundation exposed. The foundation is of broken stone, 16 inches thick, laid in common mortar and neatly pointed where exposed to sight.

The frame may be to a great extent of the "balloon" order of construction, well nailed and spiked; the beams 2 feet apart, and rafters and studding 16 inches on centers. Four-panel mill doors of second quality are provided for in the estimate. The side walls and ceilings of the two full stories are white sand finish on one coat of "laid off" brown mortar. The inside wood work is good quality pine, filled and painted two good coats. The stairs are of black walnut. The walls and ceilings may be tinted in plain, harmonious tones. For outside painting, it is recommended that the roofs should be stained a russet green, the shingle course a Venetian red, the gable ends a golden yellow brown, and the body of the house light olive. For the trimmings and blinds and outside doors a dark russet olive will be suitable. -

The stairs leading up from the second story give access to the roof space or attic, which may be used as a store-room. These stairs may be omitted if the storage space is not wanted. The bath-room has a set tub, but no allowance is made in the estimate for tank or plumbing. A force-pump and tank can be put in at slight expense, and drainage may be had to the cess-pool. The water-closet is in the cellar, and is ventilated into the chimney. The cellar stairs are under the front stairs.

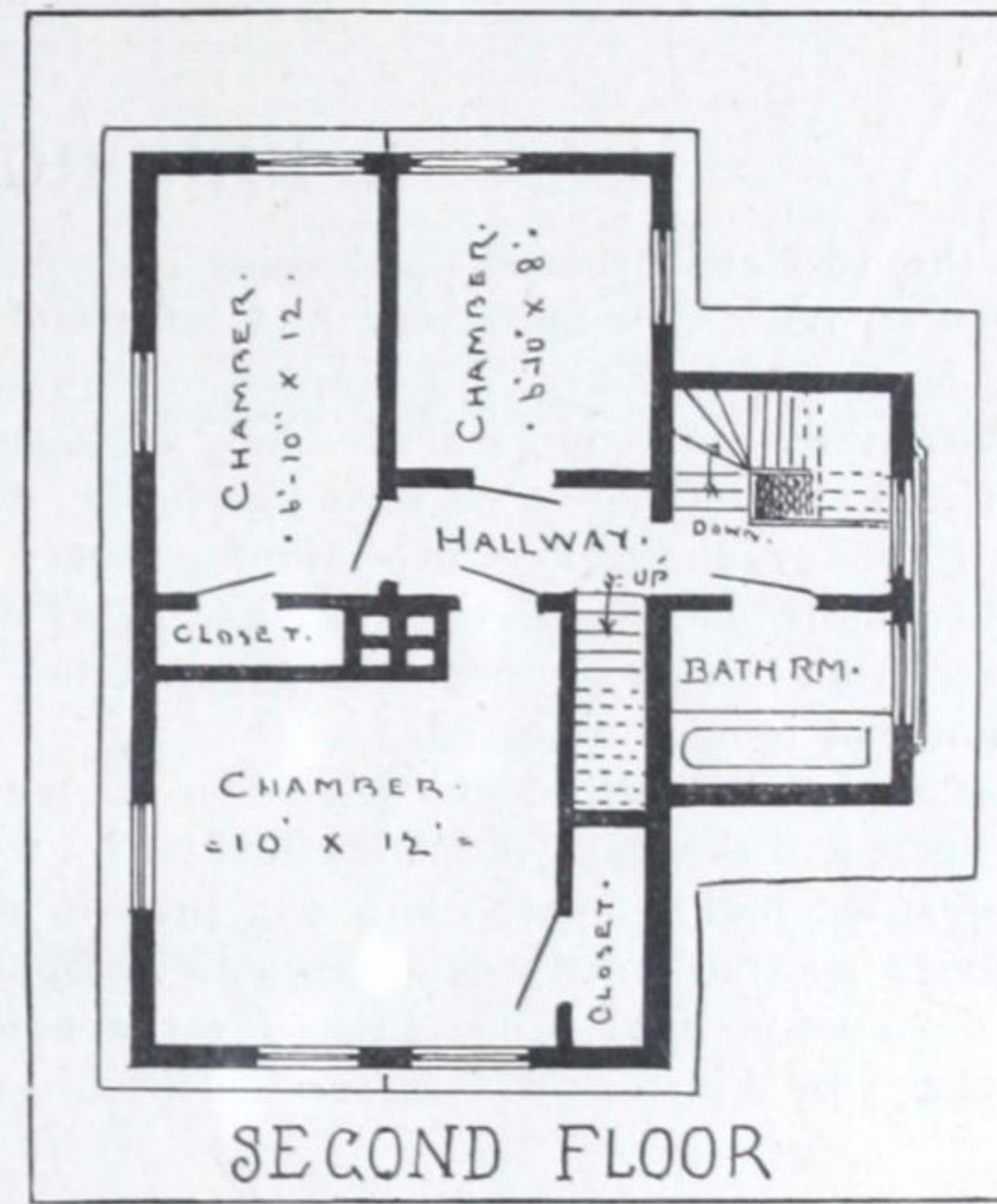
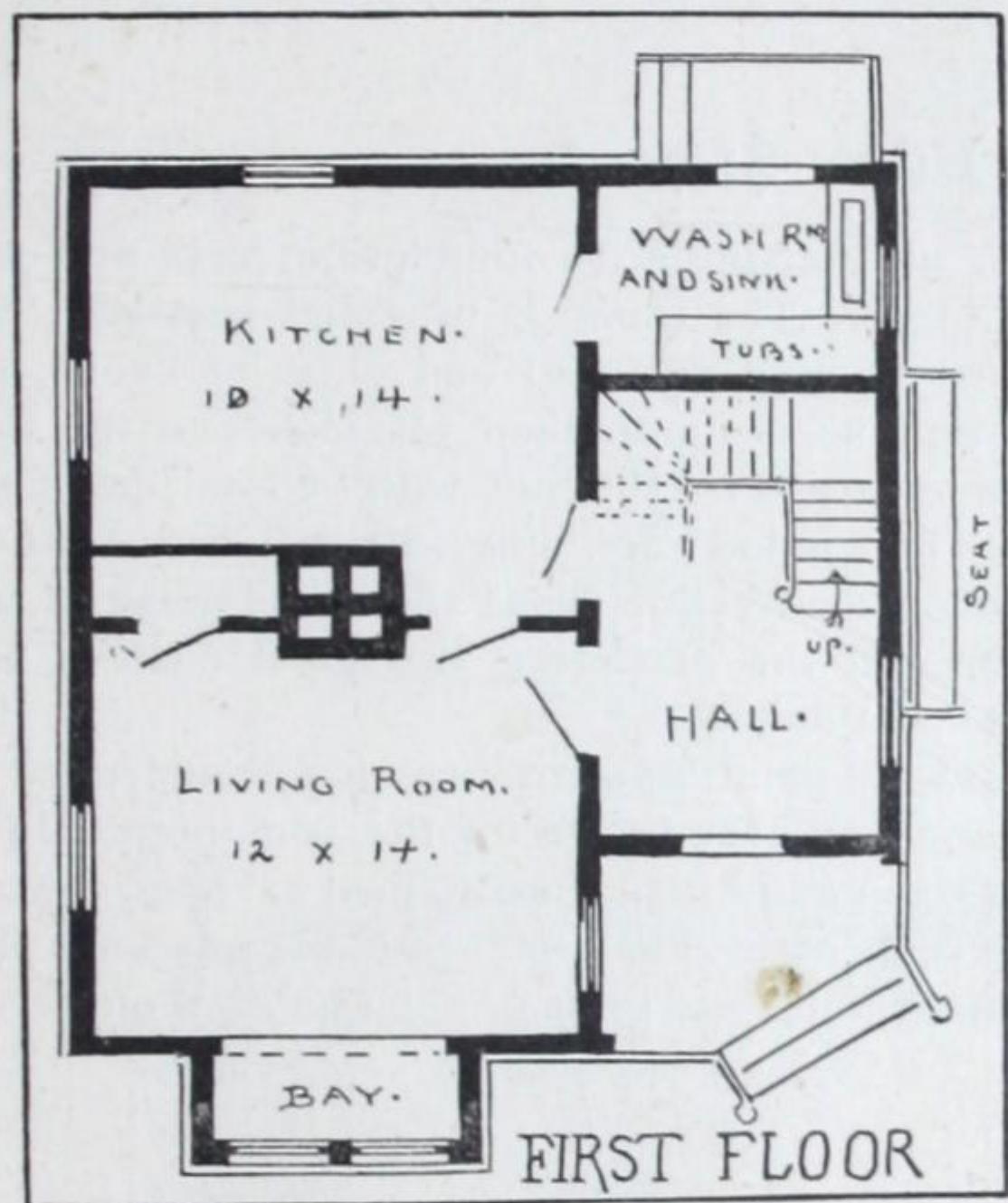
The architect, Mr. Edward Dewson, computes the cost of the house at \$1,217.50.



A  
COUNTRY  
HOME

COSTING ABOUT \$1,200.





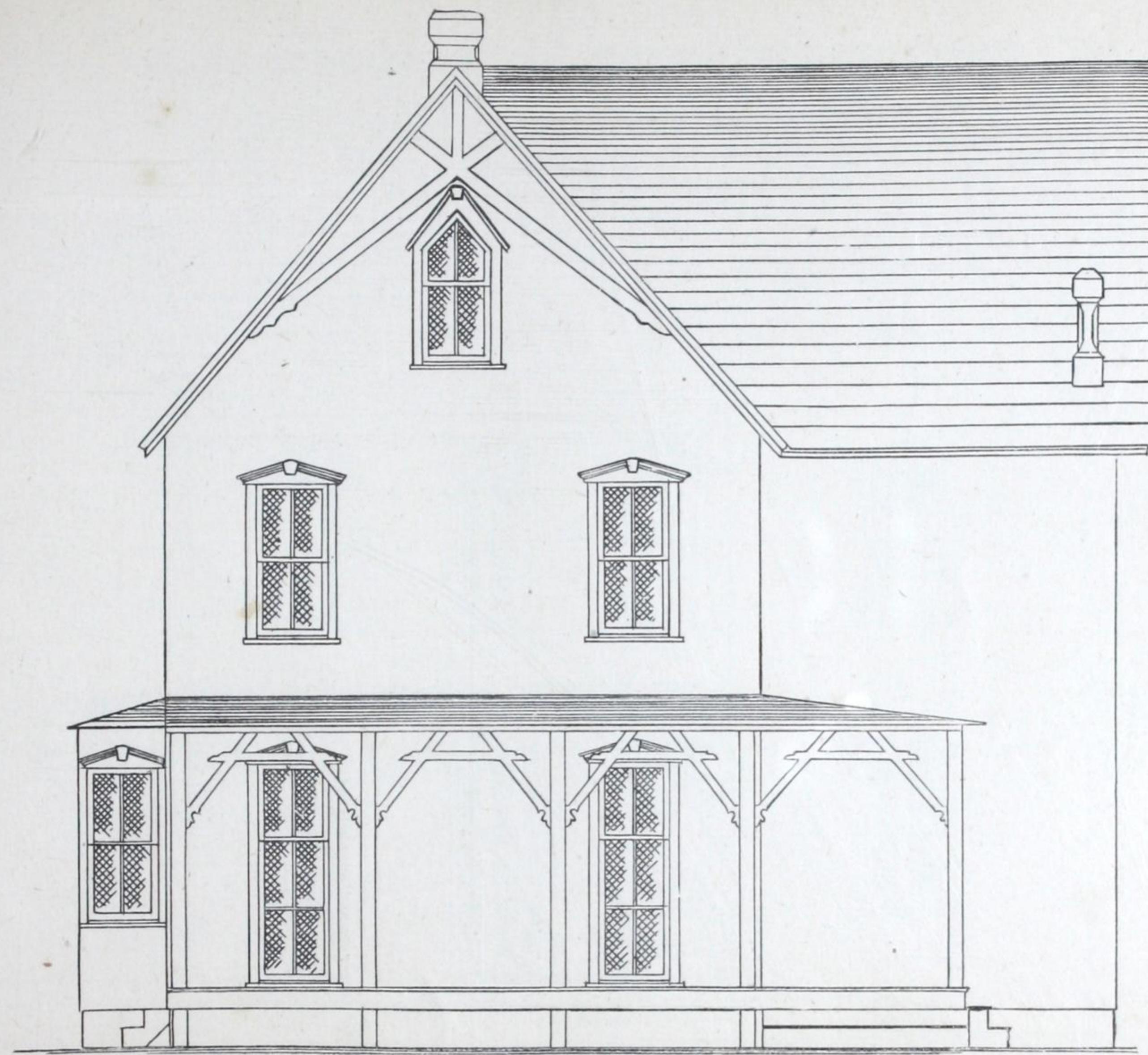
## A NINE-ROOM HOUSE FOR \$1,700.

INCLUDING the two attic rooms, six sleeping-rooms are provided in this house, besides a bath-room and loft; and for the price named it is doubtful if accommodations of equally good style for a large family can be more successfully arranged. The architect, Mr. Frank J. McGinness of Lost Creek, Pa., estimates the total cost at \$1,688.23, and as his calculations are very minute and prices at least fair, and based upon full and exact specifications, it would we think be safe to undertake the erection on this plan for the amount of money indicated.

The excavation for the cellar, which is under the rear of the house, is 6 feet deep, and the walls 16 inches thick and 8 feet high, of good building stone, laid in sharp sand and lime mortar, and the portions above ground neatly pointed with cement. The chimneys are of common hard brick, those for the parlor and living-room having 8 by 8 inch and that for the kitchen a 4 by 8

inch flue; all starting with foundation piers and provided with terra cotta tops. The frame is of sound hemlock; clapboards of seasoned white pine, surfaced and clear of knots; shingles best sawed white pine, not more than  $5\frac{1}{2}$  inches to the weather. The porches are boarded on the roof with yellow pine flooring before tinning. The windows are hung with weights. The floors are of well-seasoned clear yellow pine; the inside finish of well-seasoned white pine, and the plastering two good coats of brown mortar with white coat finish.

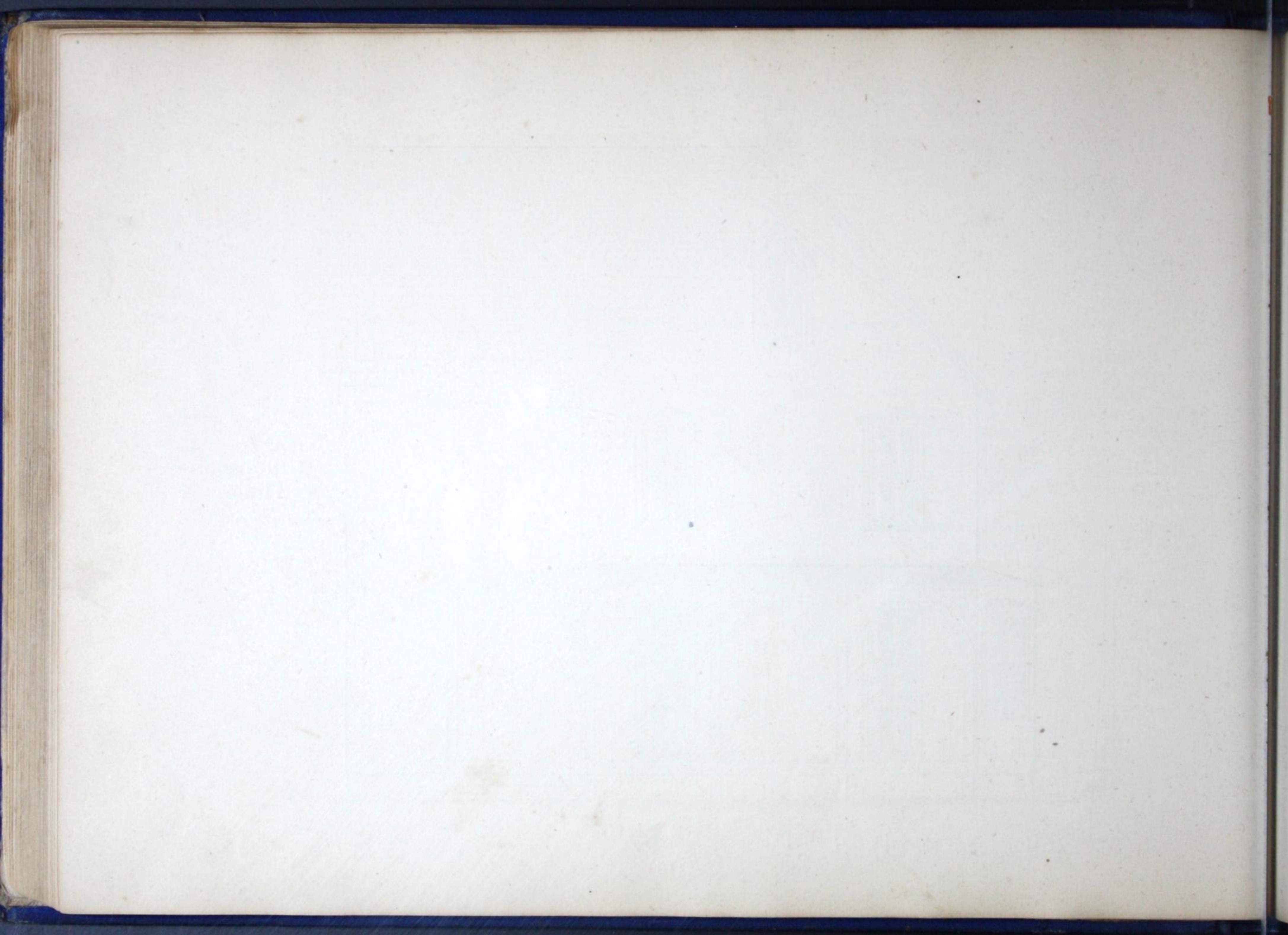
For outside painting olive green is recommended for the body of the house, and dark brown for the trimmings. In the interior the living-room and kitchen are stained oak, and the remainder is given two coats of lead and oil. Suitable pipes are placed for the bath-room, and all the closets provided with requisite shelves and hooks.

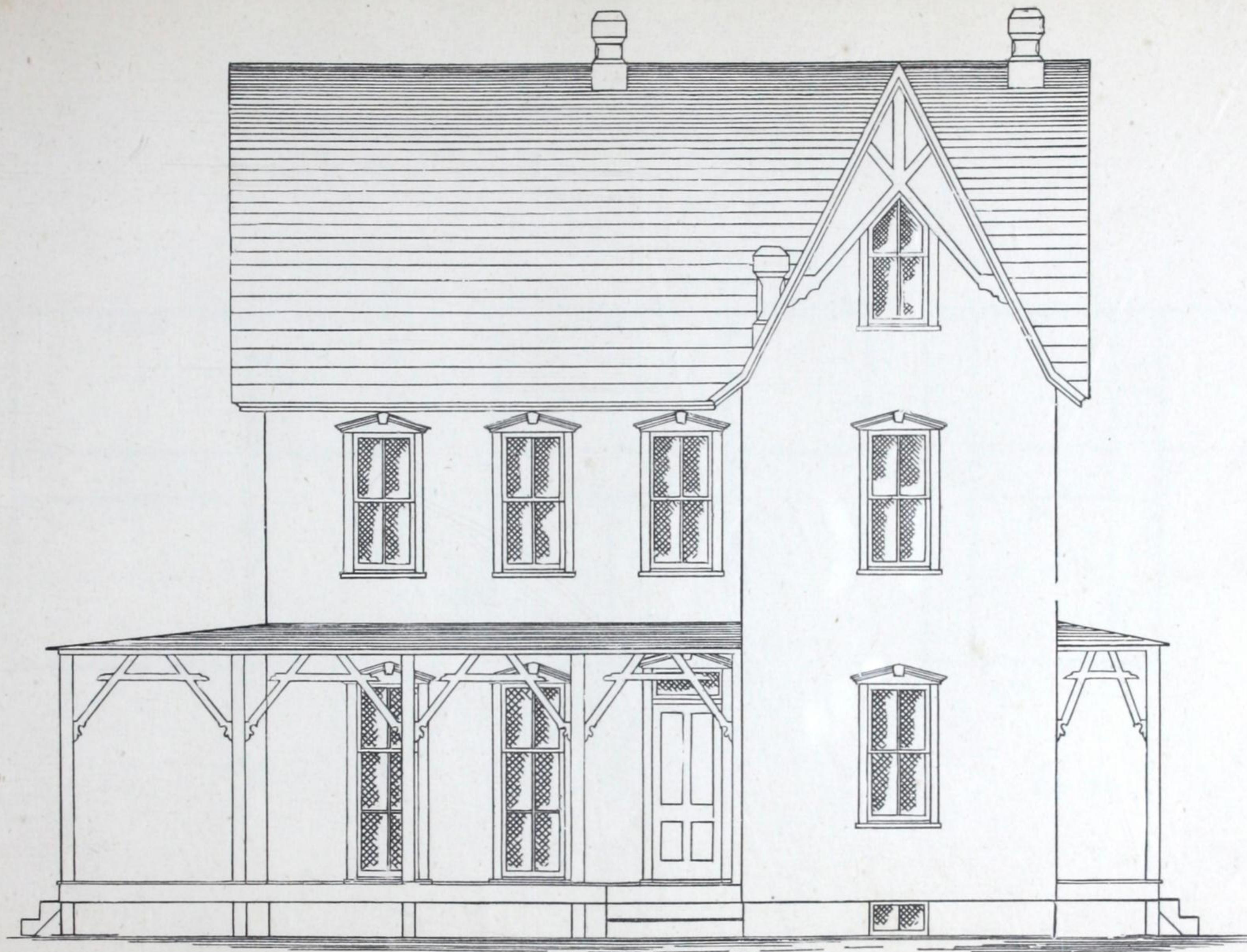


FRONT ELEVATION.

(119)

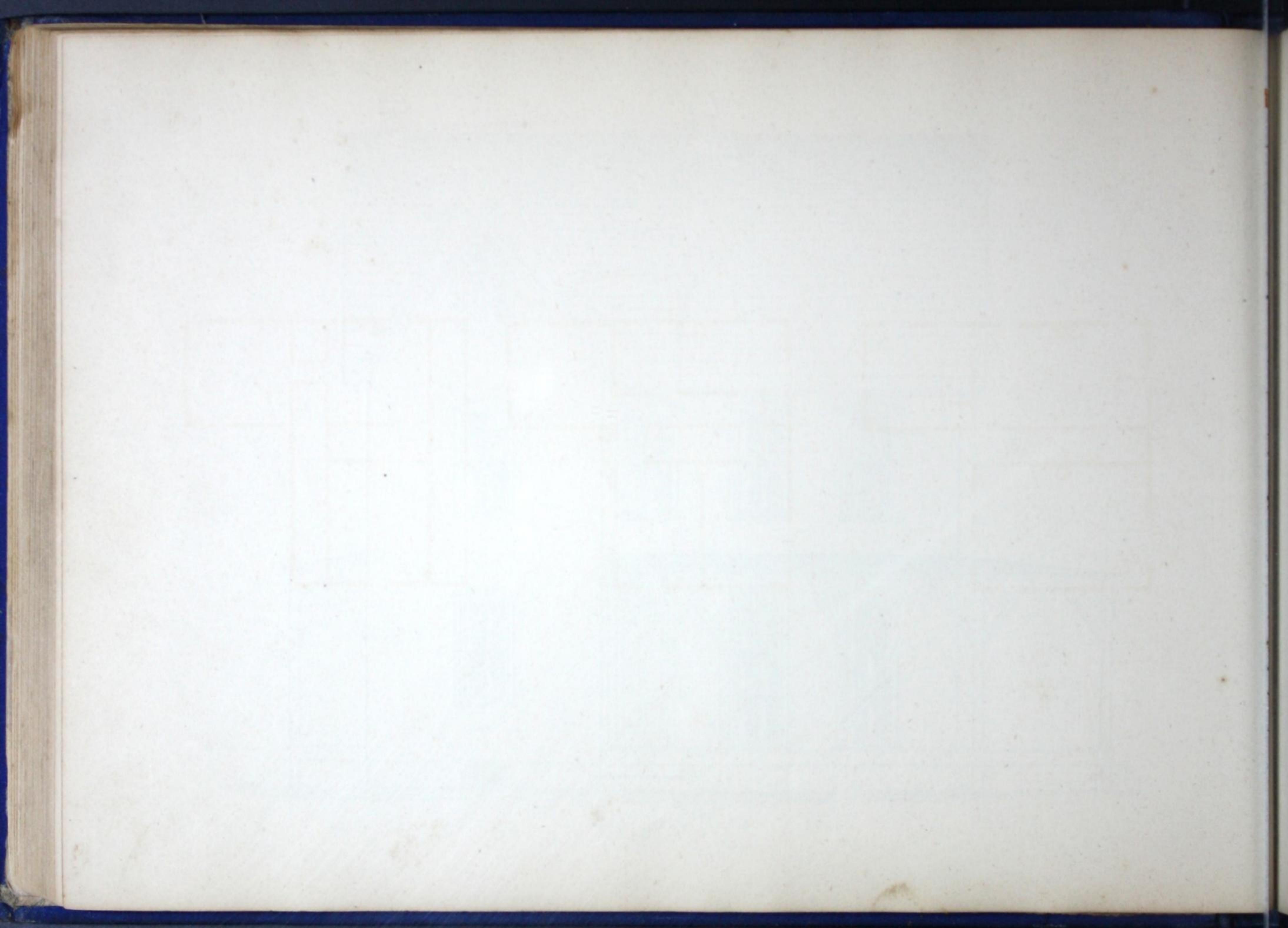
A  
NINE-ROOM  
HOUSE  
FOR \$1,700.

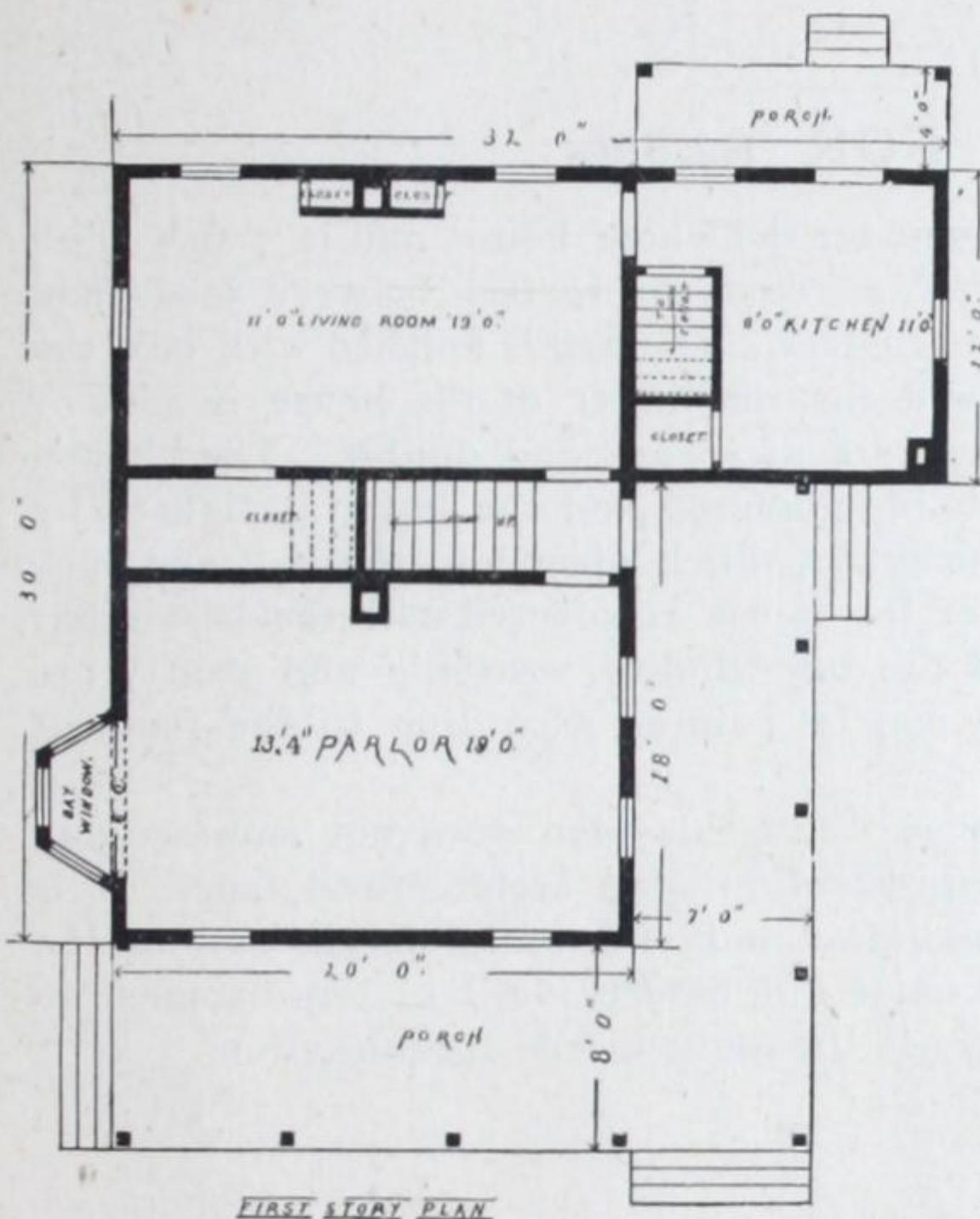




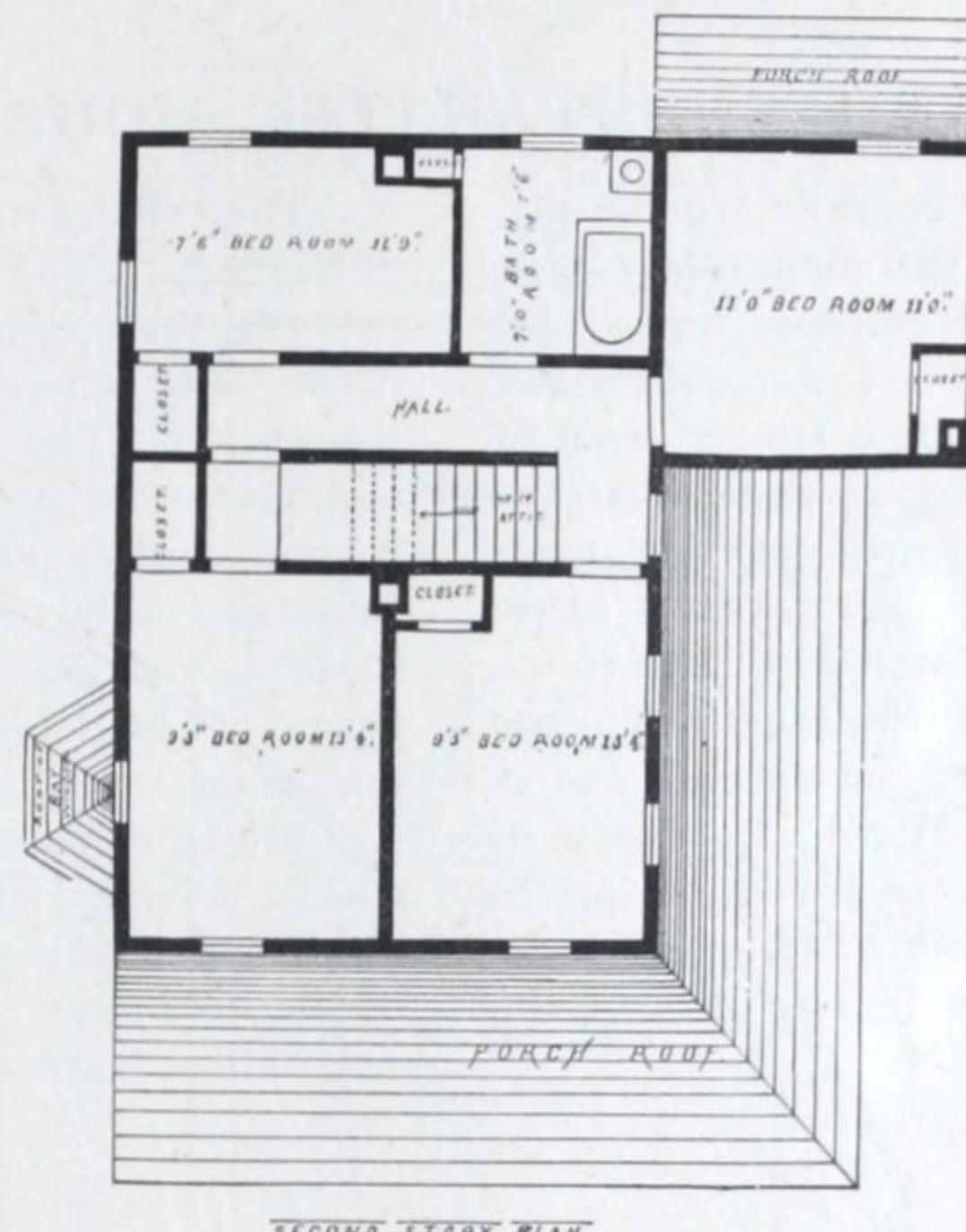
SIDE ELEVATION.

(121)

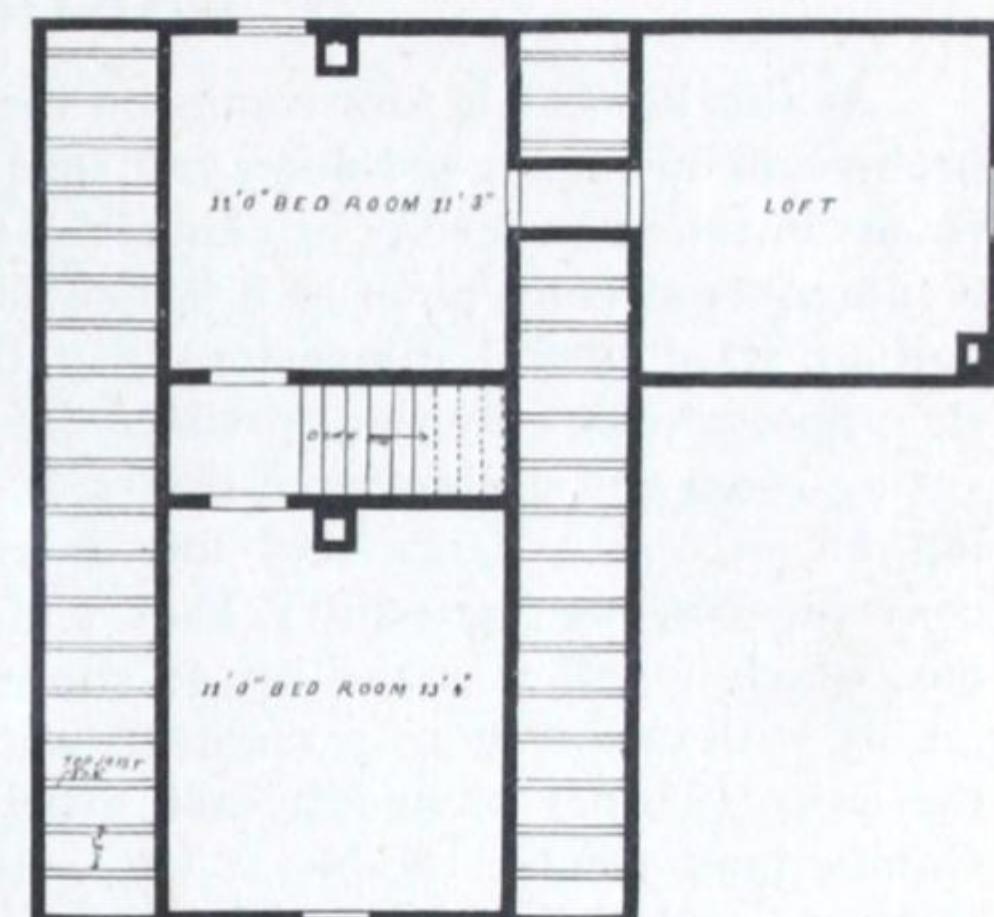




FIRST STORY PLAN



SECOND STORY PLAN



ATTIC PLAN.

## A LARGE AND SUBSTANTIAL HOUSE FOR \$2,800.

As this house has four rooms on the first floor, five rooms and bath-room on the second floor, and space for two moderately large rooms in the attic, it may be classed as an eleven-room house, and is moreover as convenient as it is spacious. The lower rooms and hall are all of liberal dimensions, and the same is true of most of the upper rooms. By the provision for sliding doors between the sitting-room and dining-room they may be thrown together, making an extremely large and fine interior. There are also other conveniences, such as pantry, back hall and stairway, bath-room, etc., which together make up as complete a dwelling for a large family with one or more servants as can be reasonably expected at the price (\$2,800) named by the architect, Mr. W. E. Wilson of Cumberland Centre, Maine. His estimate is based on prices which prevail in the vicinity of Portland, Maine, and appears to be amply sufficient for the execution of the plan in any part of the country where reasonable figures can be obtained.

The cellar extends under the whole house, and is 7 feet high in the clear. The first-floor rooms are 10 feet between joists, and those on the second floor 9 feet. The hall is finished with oak, the parlor with cherry, and the remainder of the house in pine or whitewood. The floors are of spruce, and double. The kitchen and bath-room are suitably plumbed, and the latter is lighted by means of glass in the doors, which open into the hall and back chamber. The roof of the house is covered with the best cedar shingles, and those of the bay-window, vestibule and pantry are tinned. The outside may be painted according to the fancy of the owner.

While it may be said that this plan does not embrace any special novelty, or caprice of modern architectural fancy, it is nevertheless one of manifest and substantial merit, and in the opinion of many persons it will hardly admit of improvement in any radical feature, within the limits of the appropriation.

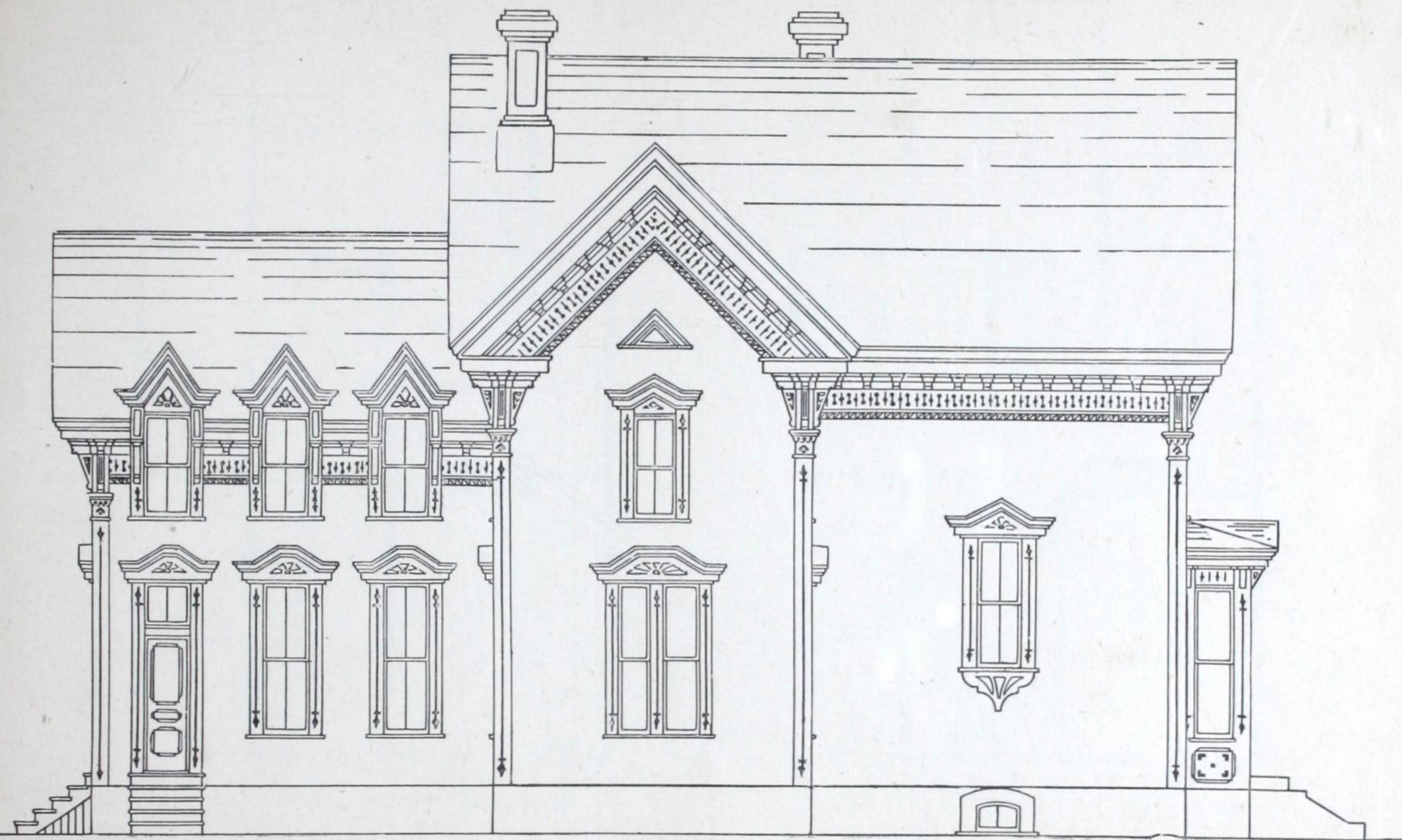


FRONT ELEVATION.

(125)

A  
LARGE AND  
SUBSTANTIAL  
HOUSE  
FOR \$2,800.

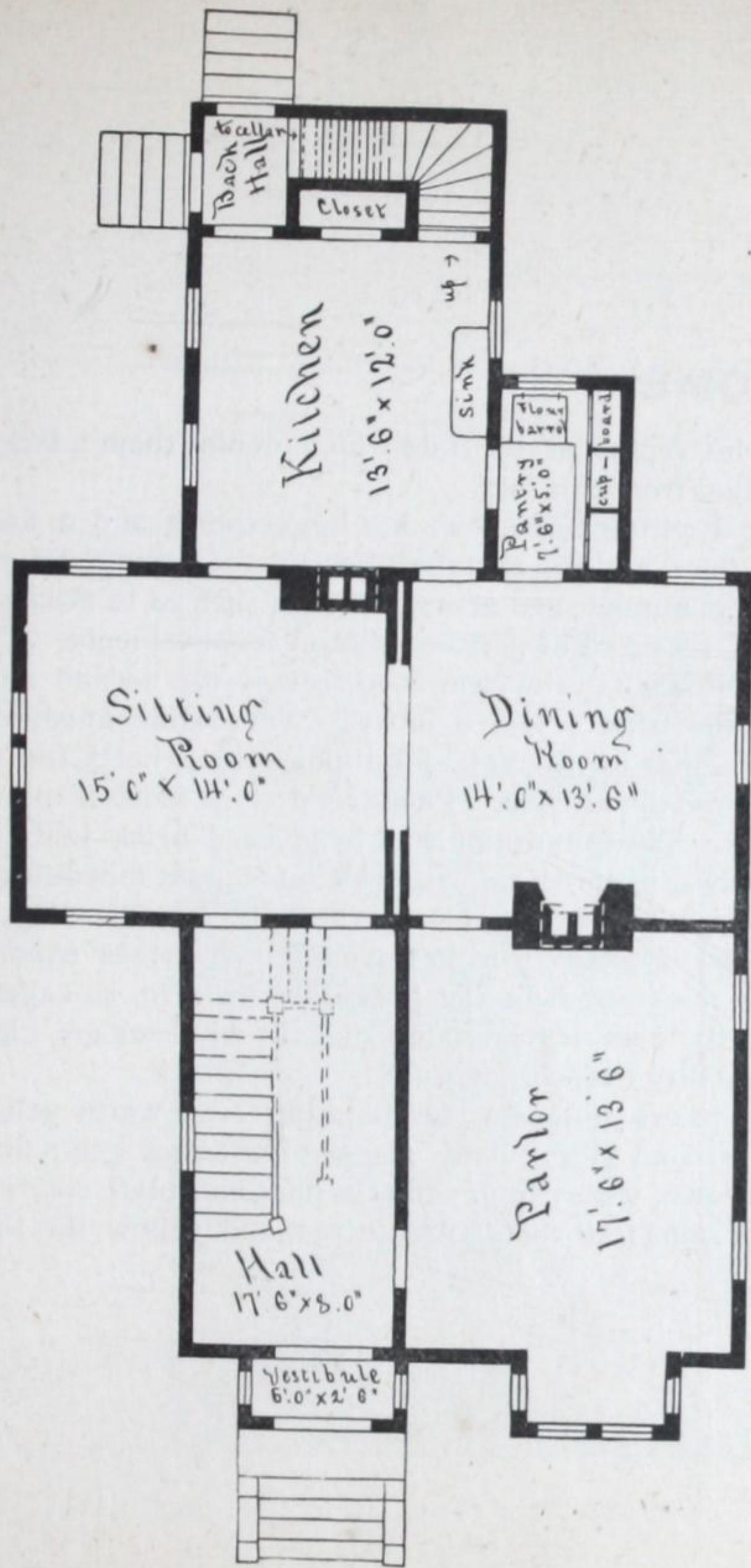




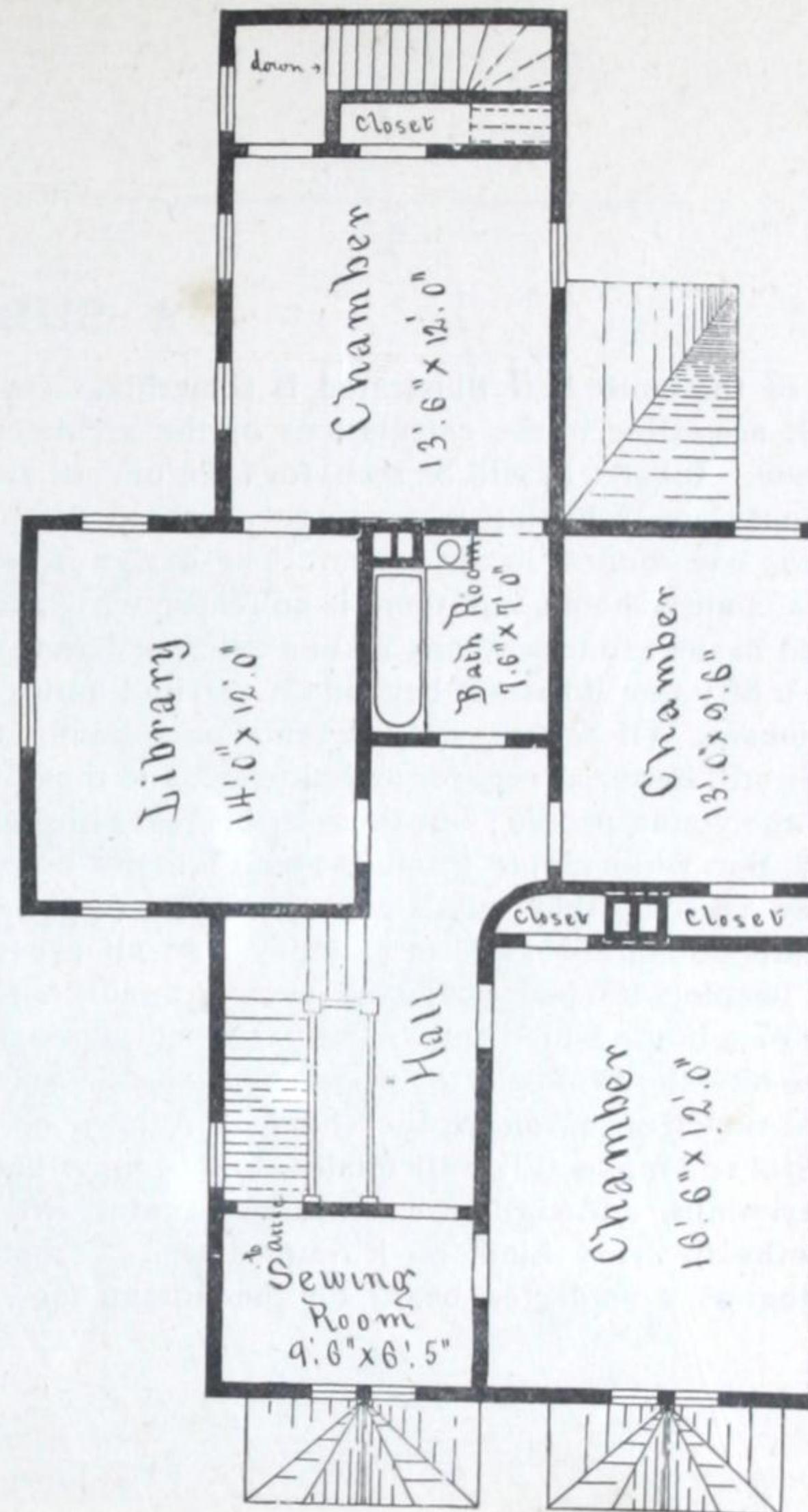
SIDE ELEVATION.

(127)





FIRST FLOOR.



SECOND FLOOR.

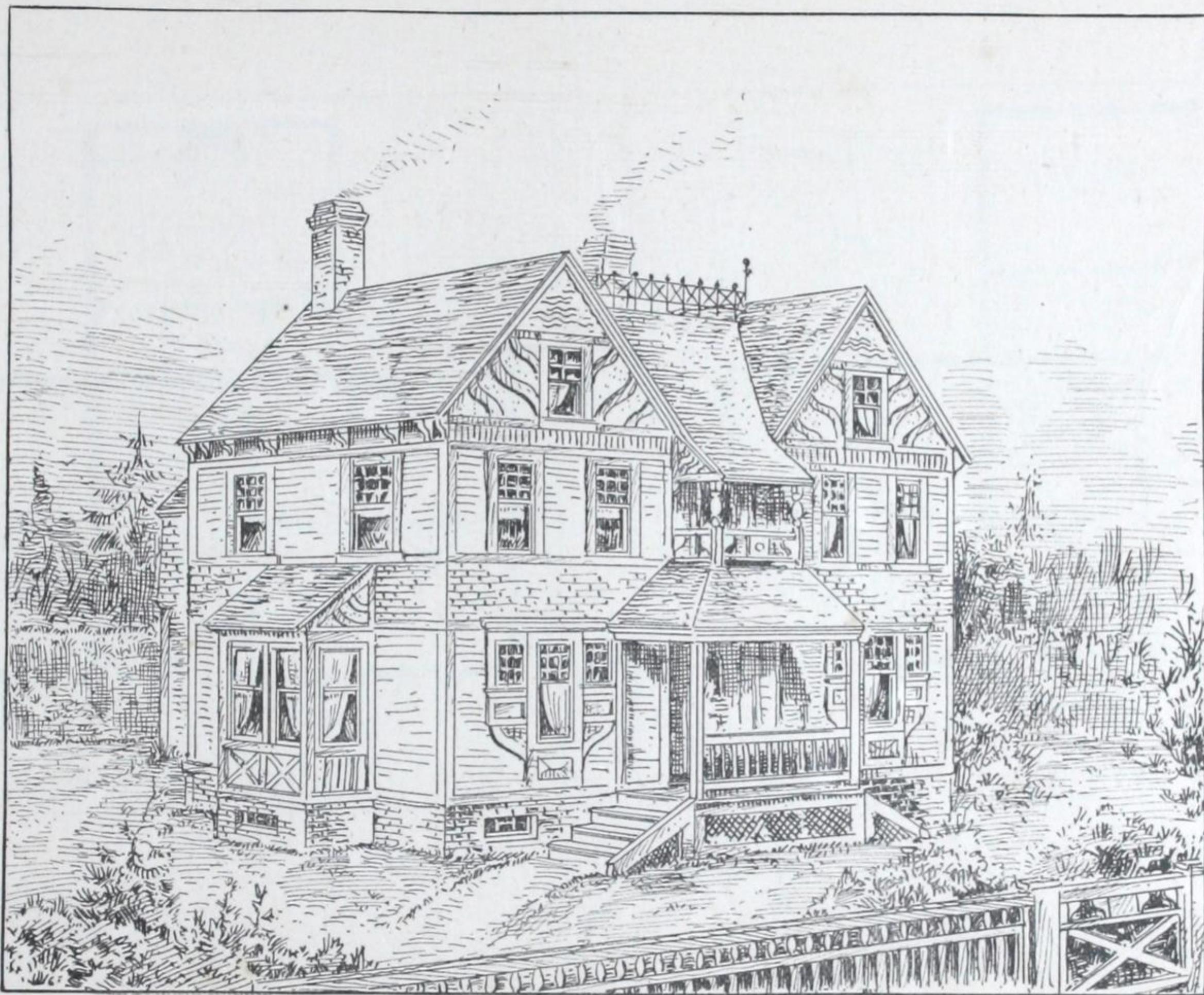
## A SUBURBAN HOME.

THE cost of the house here illustrated is something less than \$2,400, if built according to the calculations of the architect, Mr. Edward Dewson. It calls, as will be seen, for a lot of considerable width, the house itself having a frontage of about forty feet, exclusive of the bay window in the parlor. The design is, in fact, intended for a country home, but there is no reason why it should not be adopted in the suburbs of any of our cities, or in a town or village where a fifty-foot lot is not beyond the reach of a purchaser of moderate means. Of course, sixty, seventy or a hundred feet front would be still better as regards artistic effect and the outdoor enjoyment of the young people; but there is this fact always to be borne in mind, that while ample grounds about a house are desirable for many reasons, they entail a burden of care and labor which the results do not always seem to repay. At all events, we have known people who had possessed such grounds renounce them in favor of a house which covered nearly or quite the whole breadth of the lot—the avoidance of "bother" being the sole, and in their regard sufficient reason for the change. A lawn or large yard is beautiful so long as it is well tended, but it must have an almost daily trimming and vigilant watchfulness against litter and vagrant growths of every kind, or it immediately becomes as unprepossessing as a neglected beard on the human face. Let

those who repine at the fate which denies them a large lot take consolation from this fact.

The dwelling here shown has large rooms and a fine hall on the first floor, and the chambers are not too cramped for comfort, while their number and arrangement is such as to accommodate a family of six or eight persons without inconvenience. The height of the first story in the clear is 10 feet, of the second story 9 feet, and of the attic 7 feet 6 inches. The inside finish of the first story is walnut for the hall and dining-room, cherry for the parlor and pine for the kitchen. The second story finish is pine, painted two coats. The foundation wall is of hard brick laid in mortar, and 8 inches thick, with a height of 6 feet, and a bedding of large flat stones. The excavation for the cellar is 4 feet deep, the loose earth being graded so as to leave 2 feet 6 inches exposed. The frame of the house is of the "regular" pattern, so-called. Four-panel mill doors are provided, and the windows are glazed with second quality French glass.

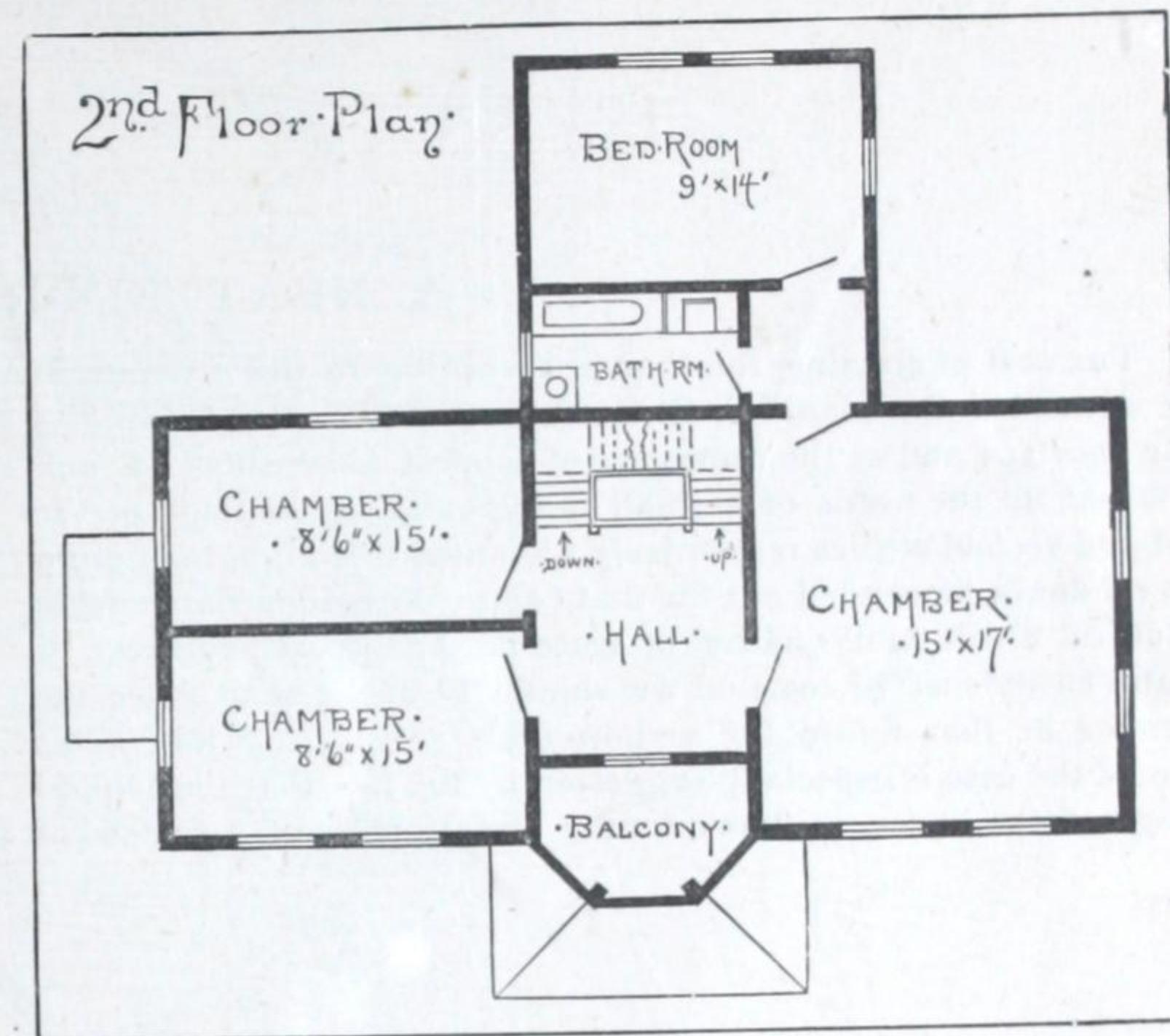
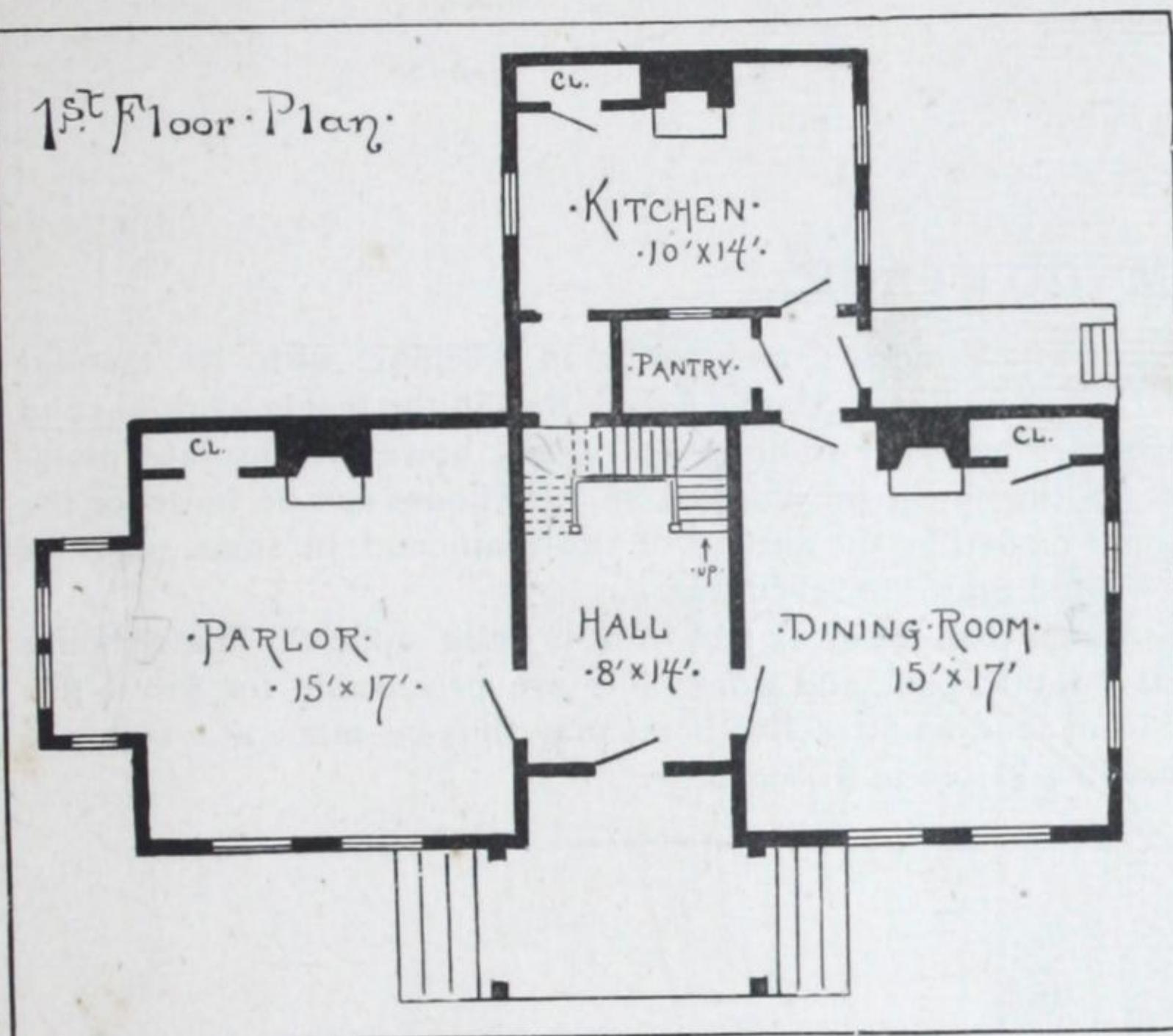
The colors suggested for painting are a warm yellow brown for the second story; belt course of asbestos red; first story a darker brown, with trimmings of a dark chocolate color; blinds, if used, the same; all roofs asbestos red, and yellow for the gables.



A  
SUBURBAN  
HOME.

111-1074

111-1074

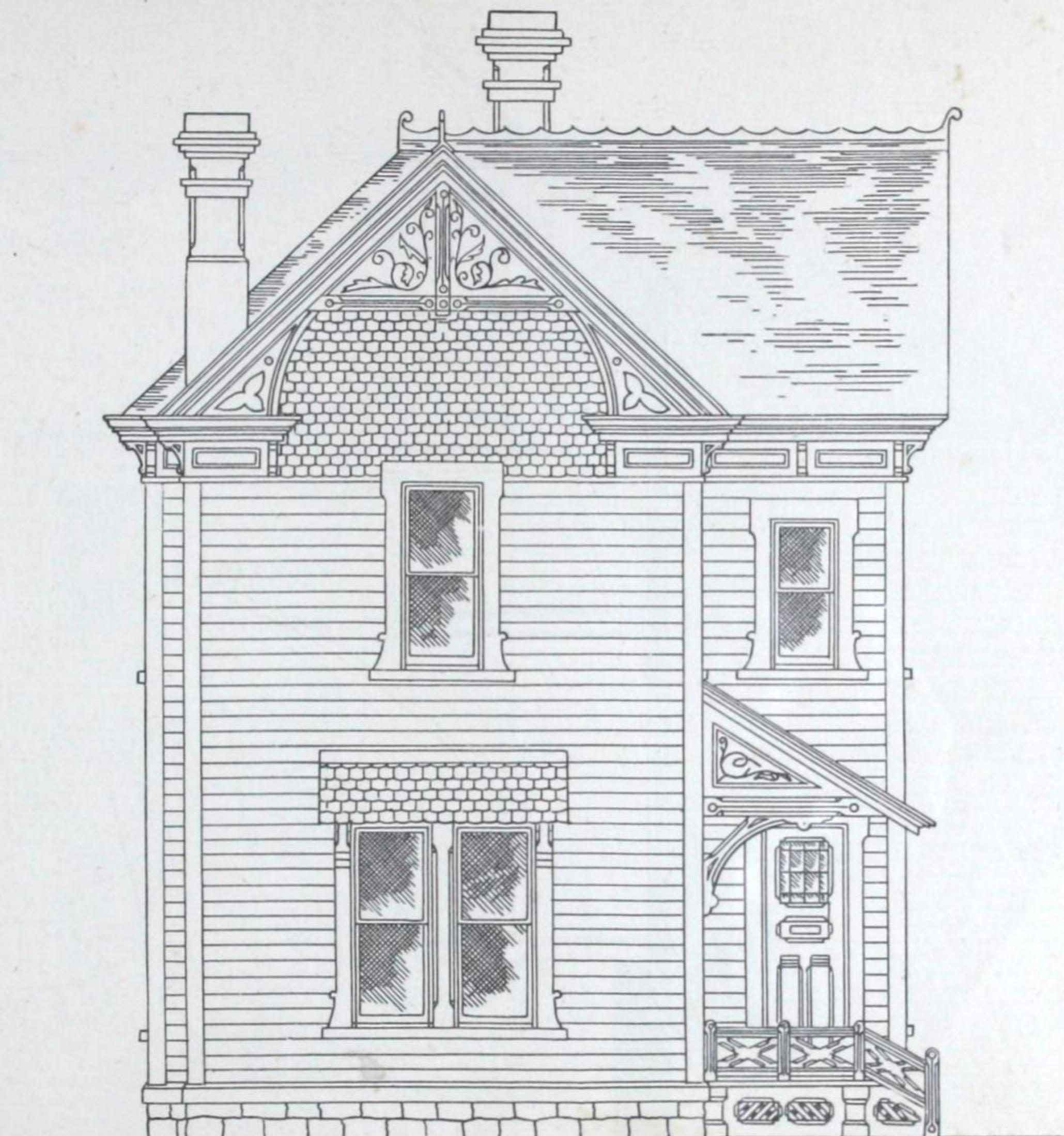


## A NEAT SIX-ROOM COTTAGE.

THE cost of erecting this house, according to the estimate of the author of the plan, Mr. G. Goldstone of Toronto, Canada, is only \$997.35; and as the rooms are of modest dimensions (though sufficient for the needs of a small family) and the ceilings of the first and second stories respectively  $8\frac{1}{4}$  and 8 feet high, the design can no doubt be carried out for that sum. With some latitude in point of finish and quality of material and work, however, it might easily cost \$1,200, and we should be inclined to place the estimate at that figure for a thoroughly satisfactory job. This view of the case is especially suggested by the fact that the general design of the house, as shown by the elevations, is of a somewhat

decorative character; and to be in keeping with its tasteful exterior, some liberty should be allowed in the inside work beyond what mere necessity would require. If, however, absolute plainness in the finish be adhered to, the house can be built for the amount named by the author of the plan, and in some parts of the United States for even less.

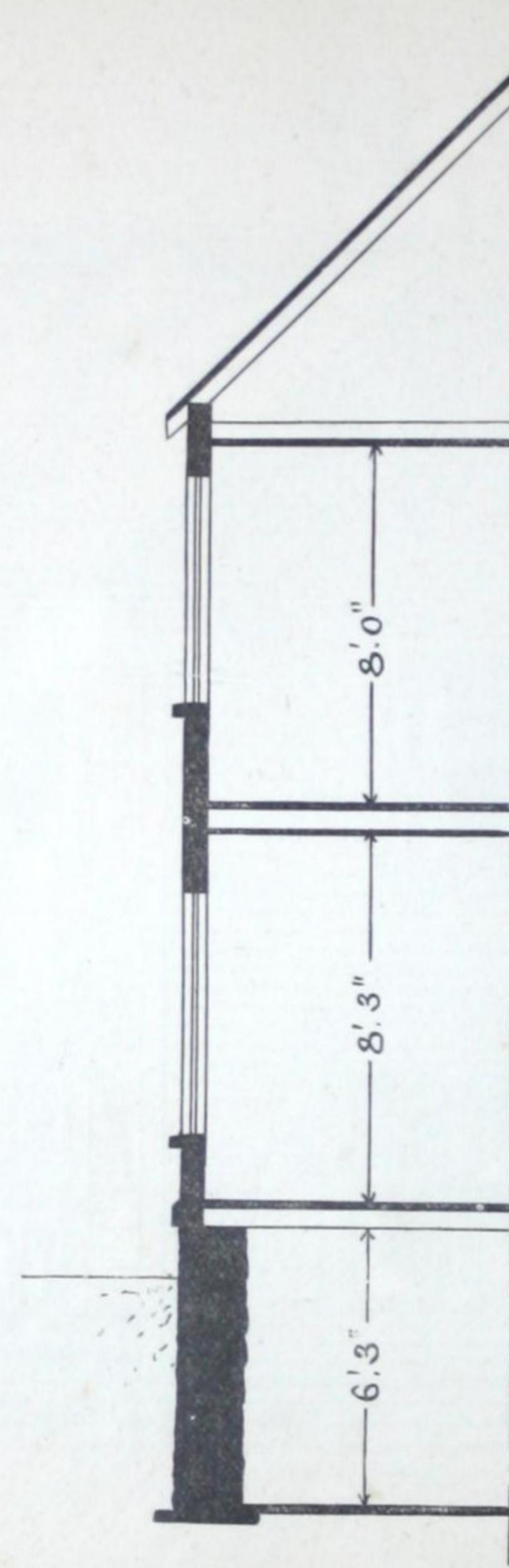
A suburban lot of 25 feet front is quite sufficient for a house built on this plan, and where lots are procurable for \$10 to \$20 per front foot, an attractive home may thus be made at a cost not exceeding \$1,500 to \$1,800.



FRONT ELEVATION.

(135)

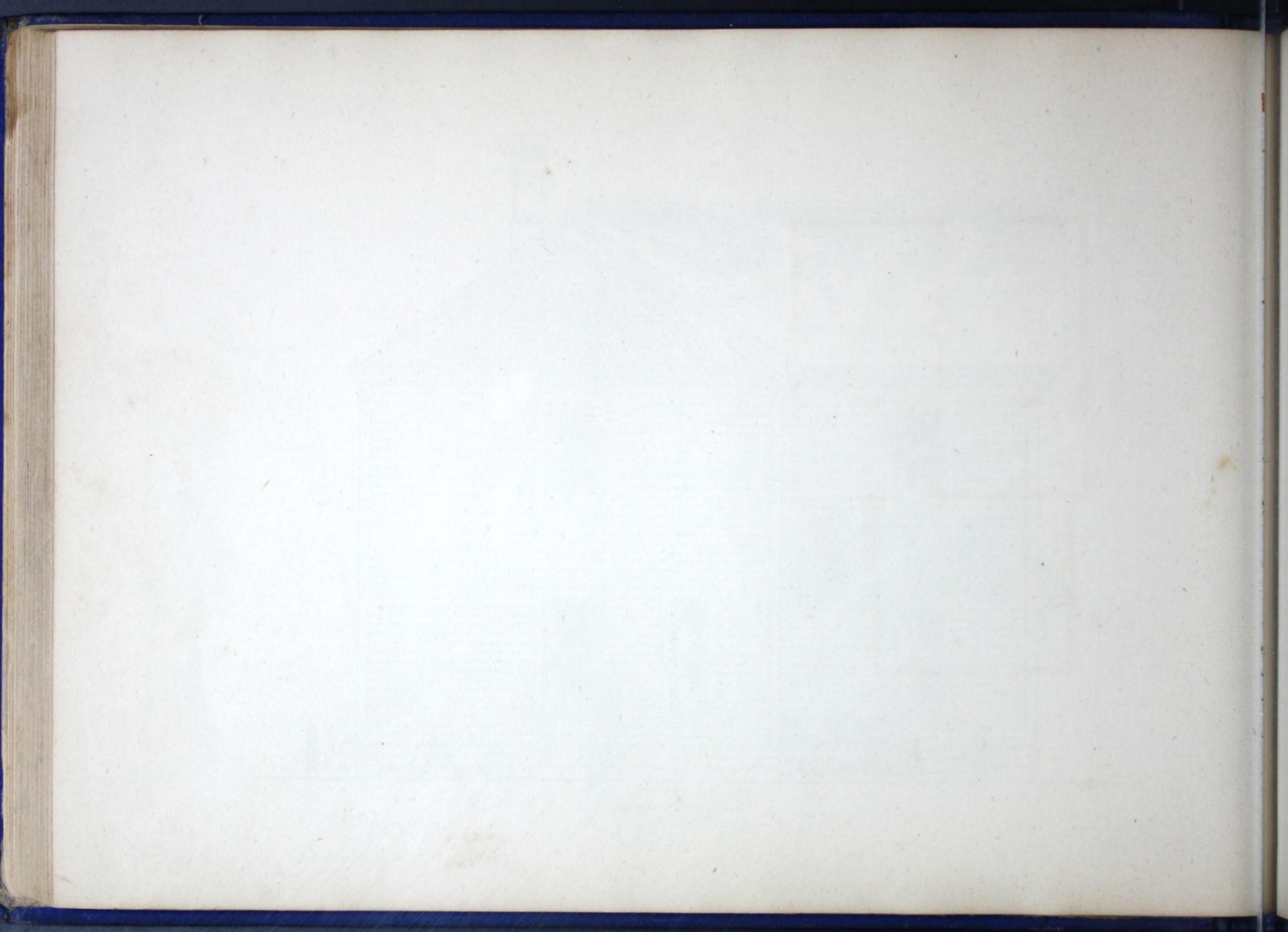
A NEAT  
SIX-ROOM  
COTTAGE  
COSTING \$1,000 TO \$1,200.

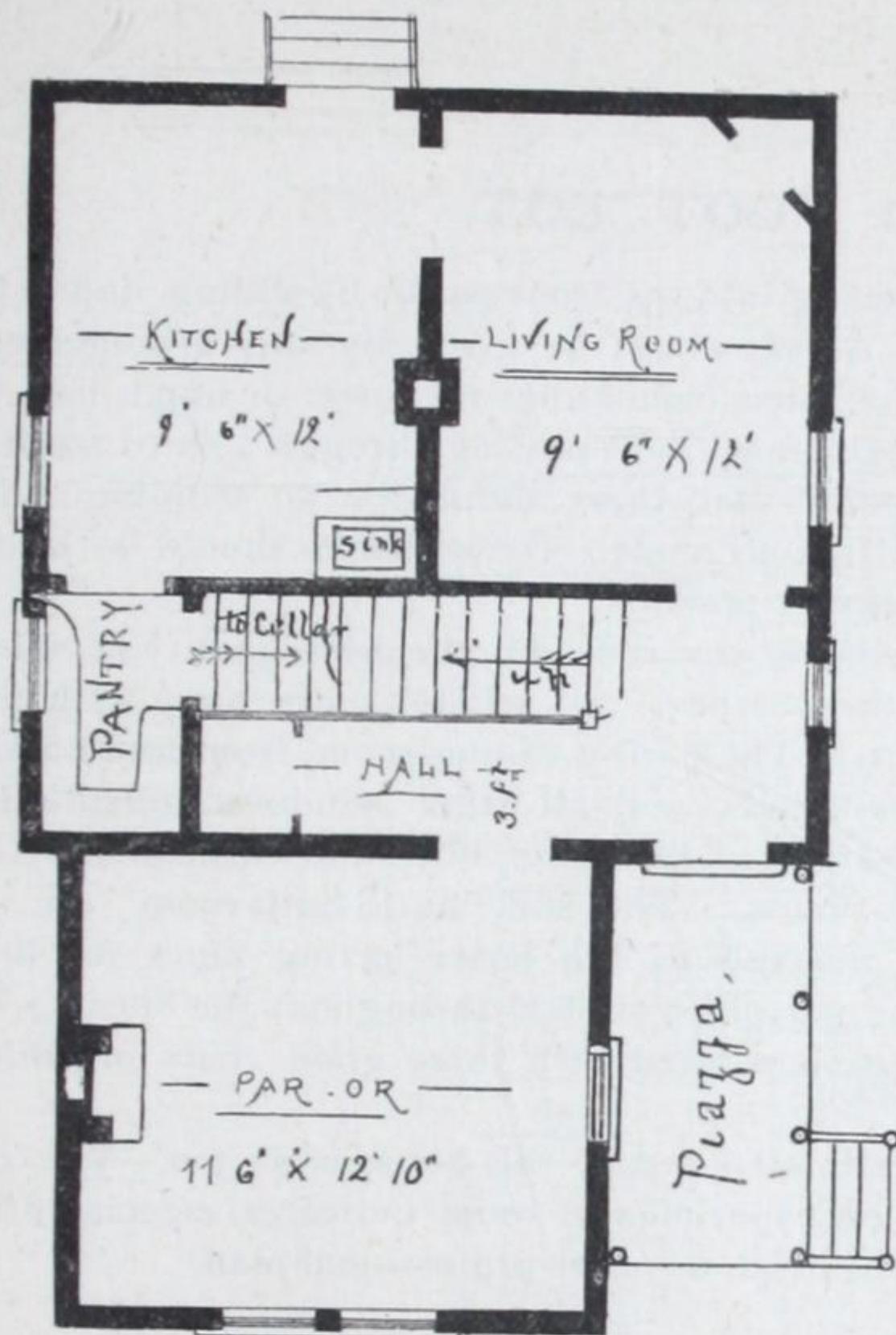


VERTICAL  
SECTION.

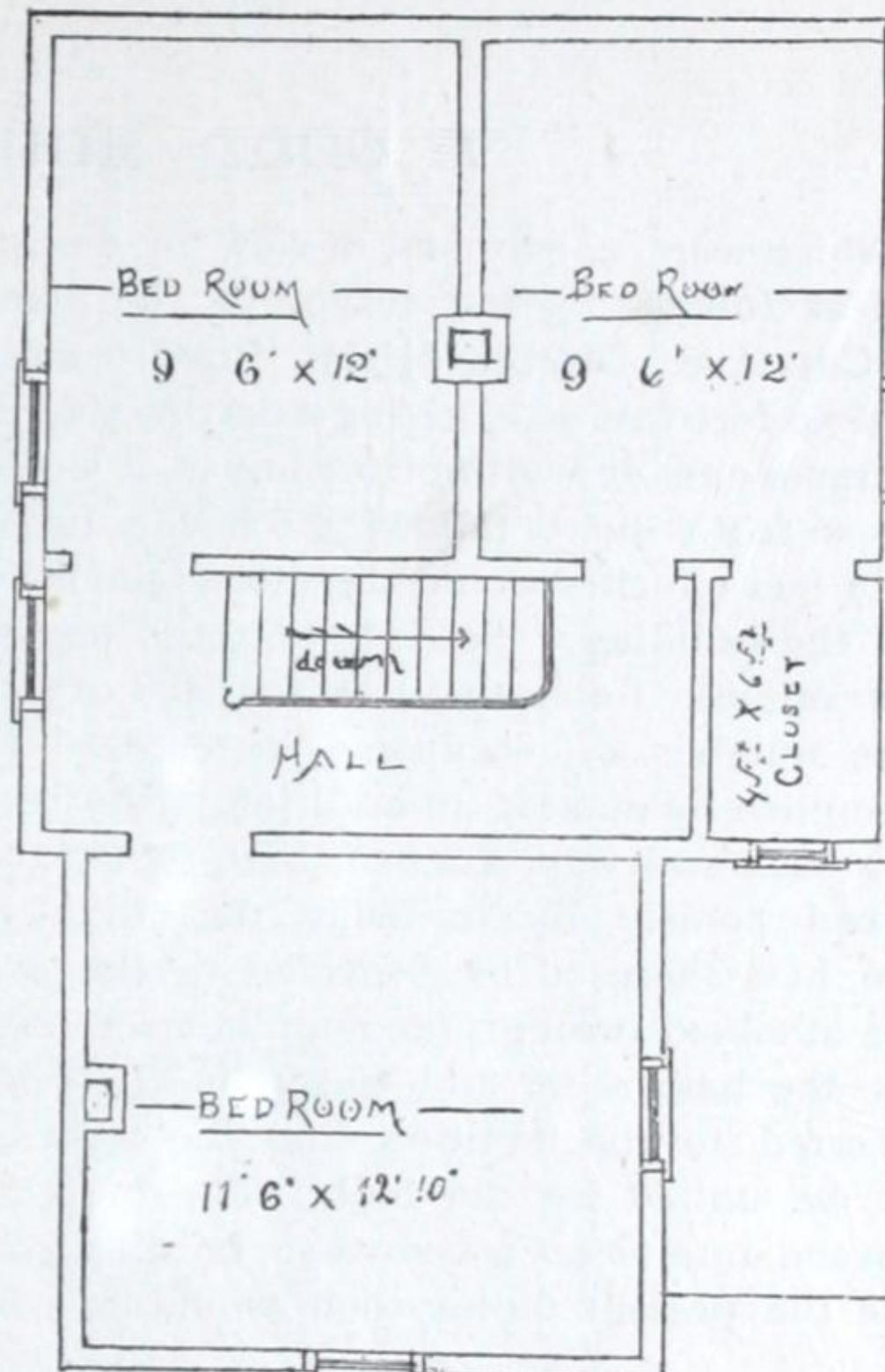


SIDE ELEVATION.





—First floor plan—



—Second floor plan—

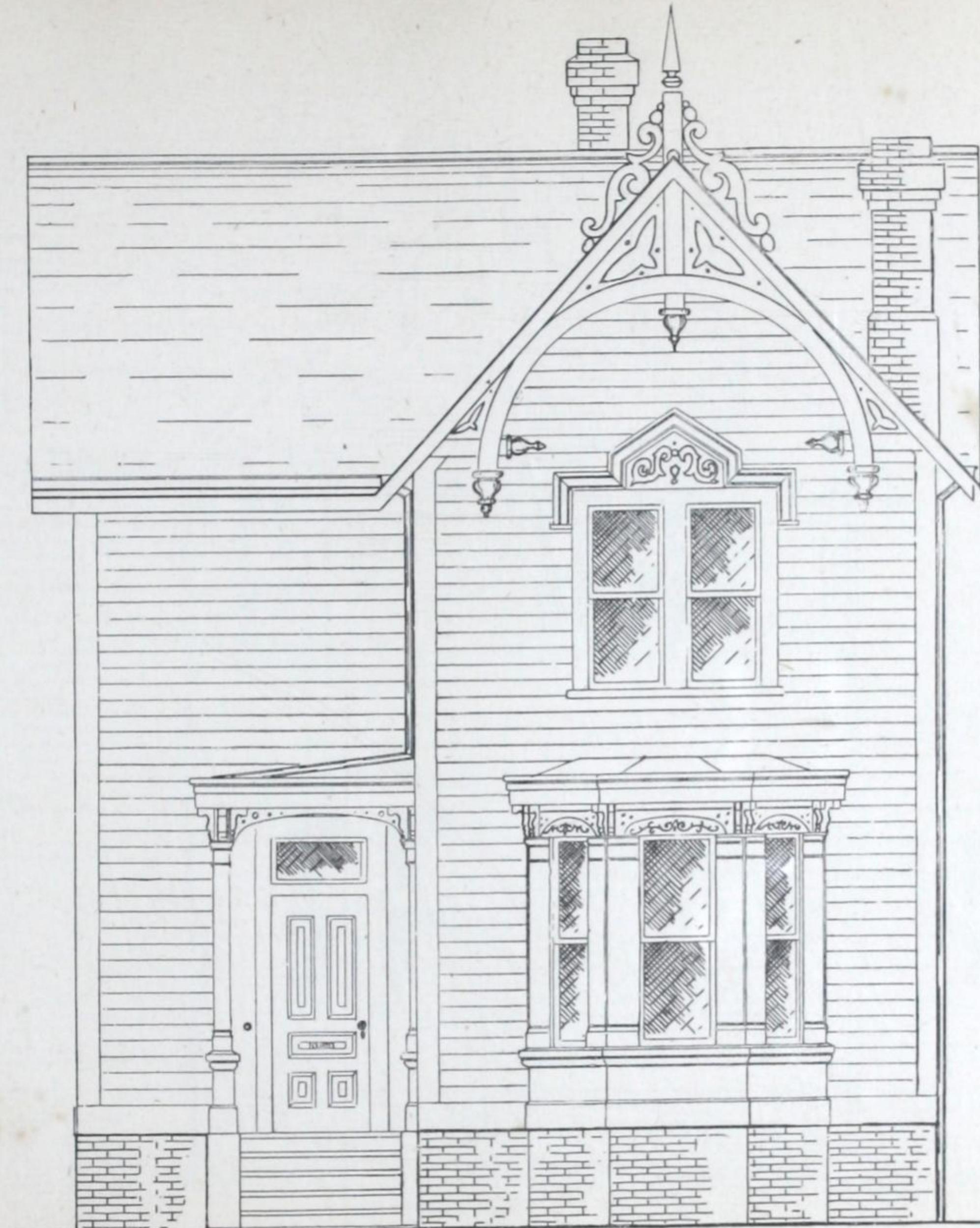
## A GOOD HOUSE FOR A 30 FOOT LOT.

THE points which were chiefly had in view in designing this house are stated as follows by the author of the plan, Mr. B. Wolhaupter, 482 Cass Ave., Detroit, Mich.: First, to adapt it for erection on a lot of 30 feet frontage, giving a narrow side passage to the rear. The extreme outside width of the house, it will be seen by the floor plans, is 26 feet 6 inches (allowing 6 inches for each wall or partition) and 3 feet 6 inches would therefore remain for a walk along one side of the building. Second, that the house as here shown should be suitable for a small family, and capable of enlargement as the number of occupants increases. This it is proposed to accomplish by making an addition in the rear 18 feet wide, to include a back stairway, kitchen, bath-room, and one or two additional bed-rooms. By throwing the china-closet and scullery into the hall (these to be provided in the addition) a passage would be obtained through the main house to the kitchen. In a similar way the bath-room and closet on the second floor would be transferred to the addition, and the front and back stairways would be united by the hall. The present kitchen might then be turned into either a bed-room or dining-room, and in the latter case the present dining-room would be made a back

parlor, opening into the front parlor by sliding doors, as shown in the plan. Access would be given by this arrangement to every room in the house from either the lower or upper hall, or from one room to another without passing through a third room. It is also made a point that there should be no winding and dangerous stairs, and that all modern conveniences should be obtained in as small a space as possible.

The roof is covered with the best quality of shingles, laid 5 inches to the weather. All windows are hung with pulleys, cord and weights. The parlor, dining-room, front and back bed-rooms have inside blinds, and all other windows outside blinds; the inside blinds are of black ash, oiled and varnished. All glass is of double thickness. The sink and bath-room are thoroughly plumbed, the tub in the latter having pipes for hot and cold water; and gas pipes are laid throughout the house. The outside of the house is painted with three good coats of white lead and oil.

The estimated cost of this house is \$2,300. The provision of a library or experimental room indicates especial fitness for the use of a physician or other professional man.

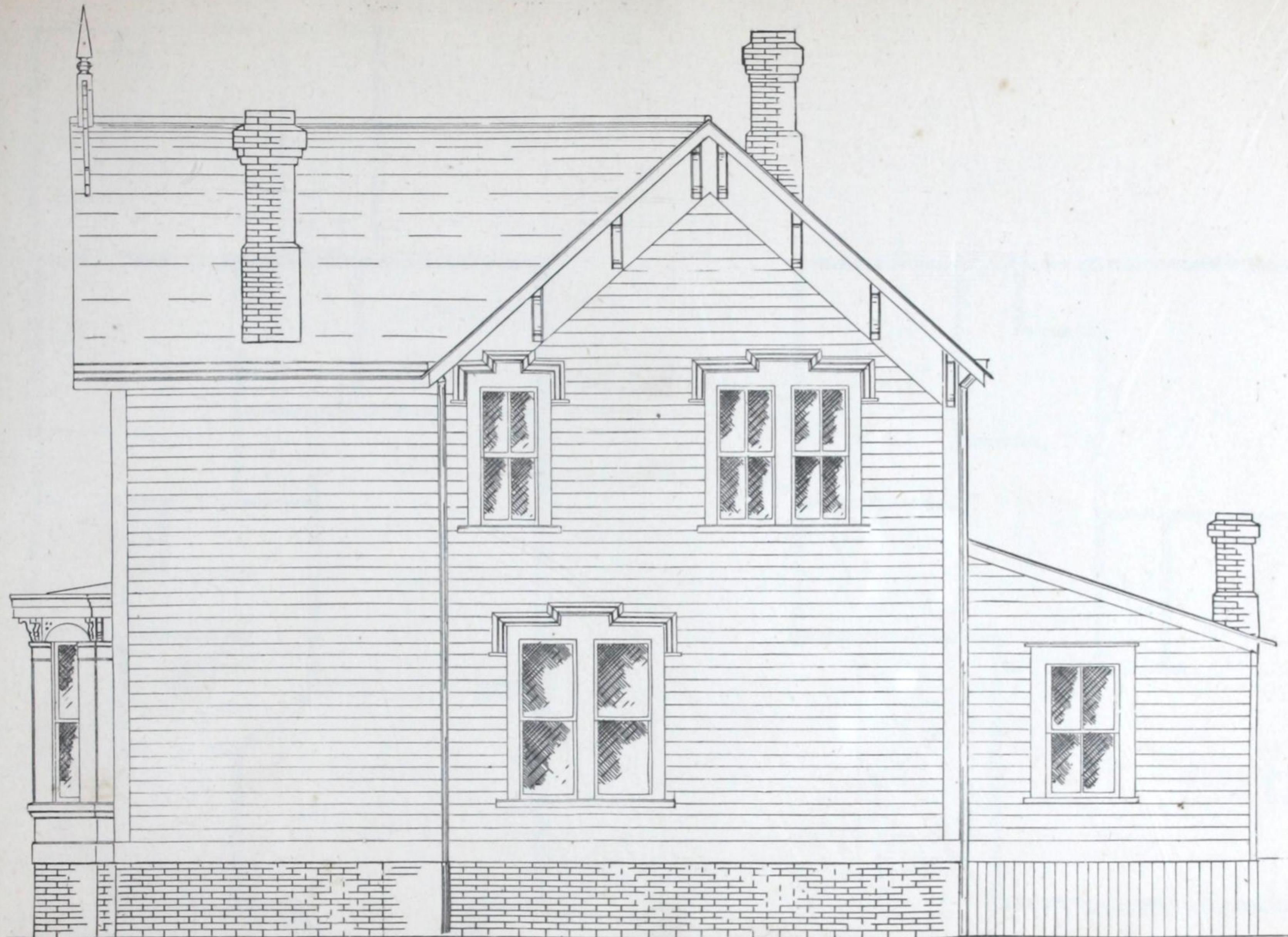


FRONT ELEVATION.

(141)

A  
GOOD HOUSE  
FOR \$2,300.

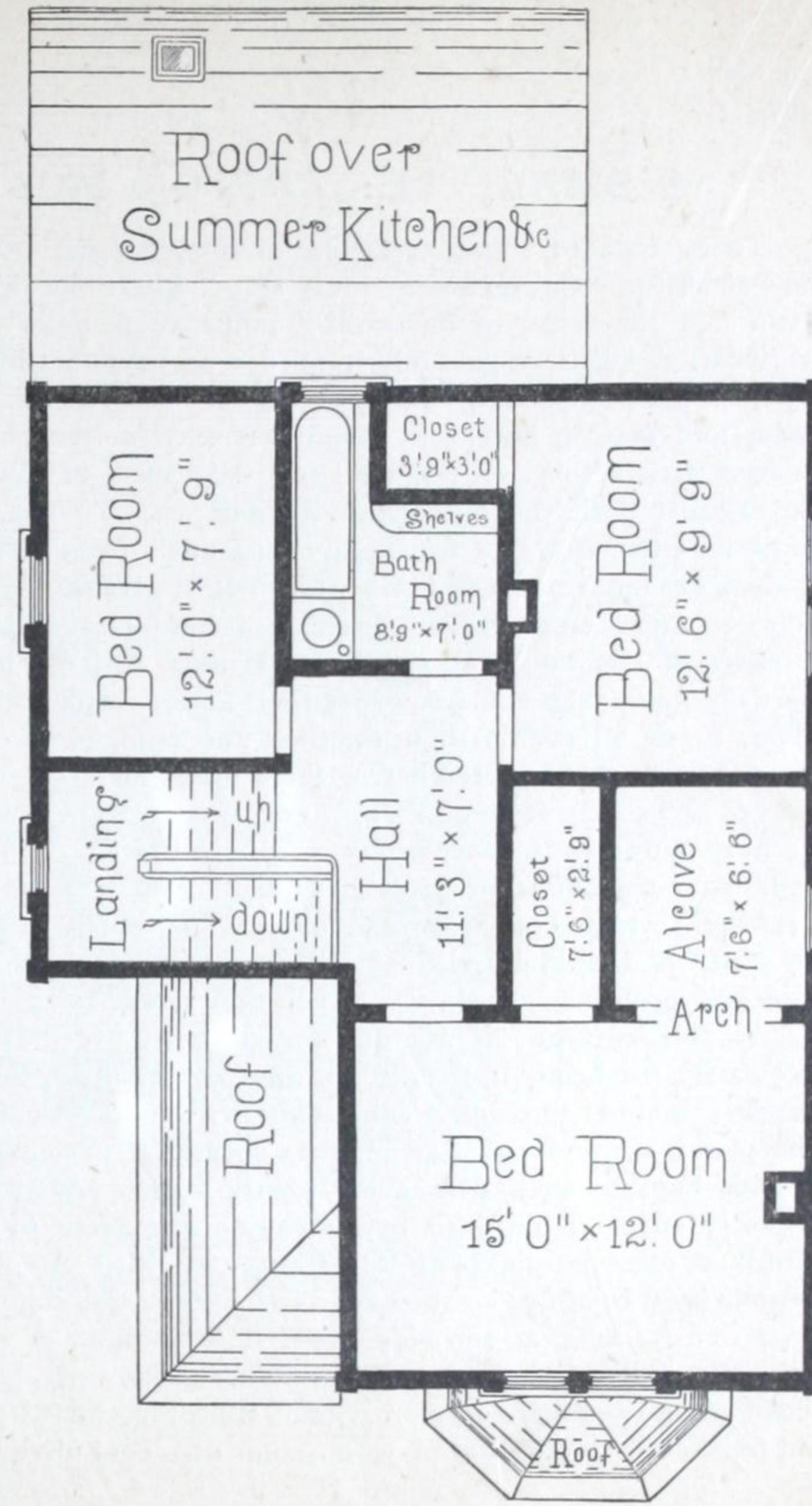
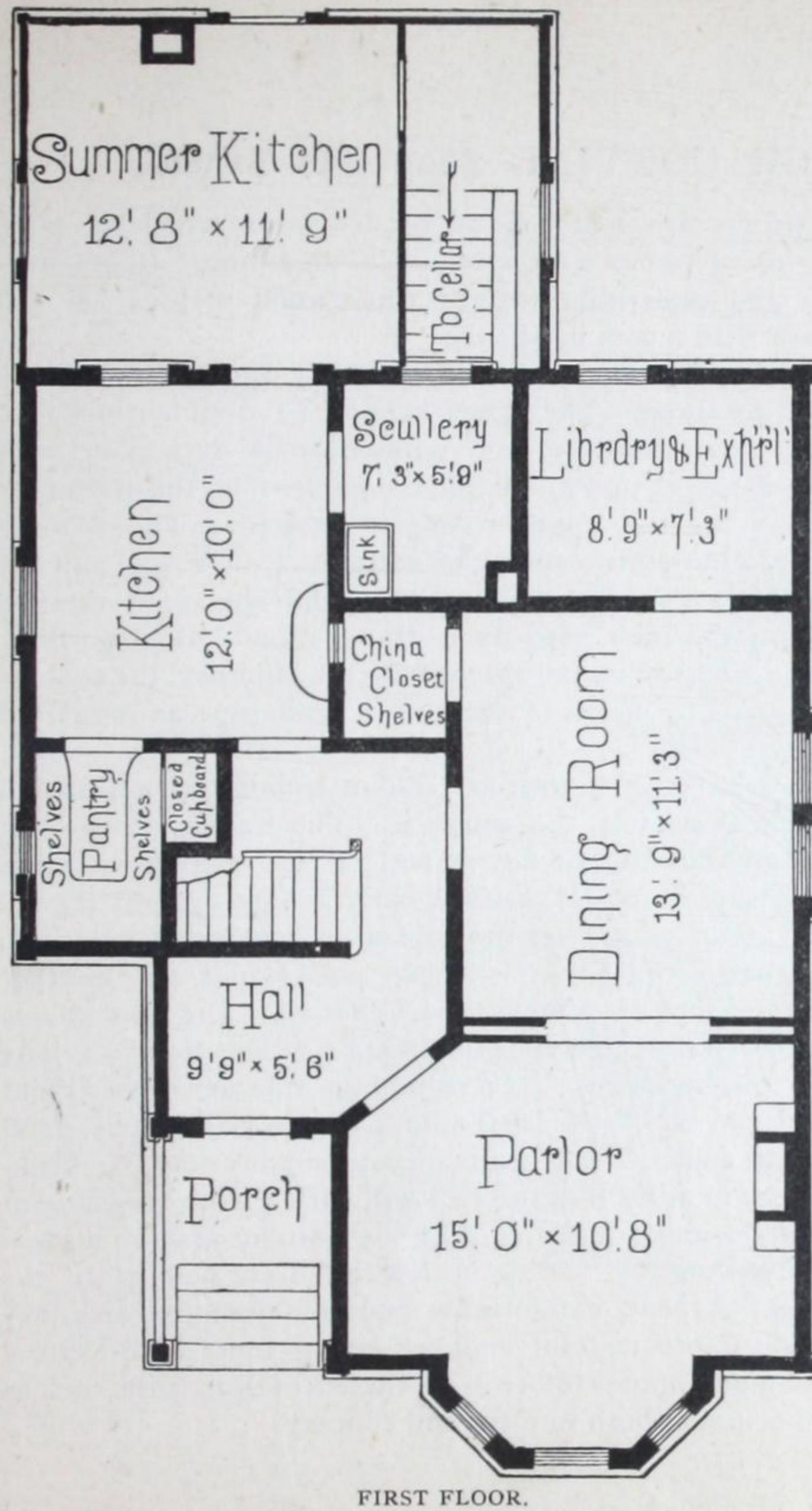




SIDE ELEVATION.

(143)





## A SMALL SEASIDE OR MOUNTAIN COTTAGE COSTING \$800 TO \$1,000.

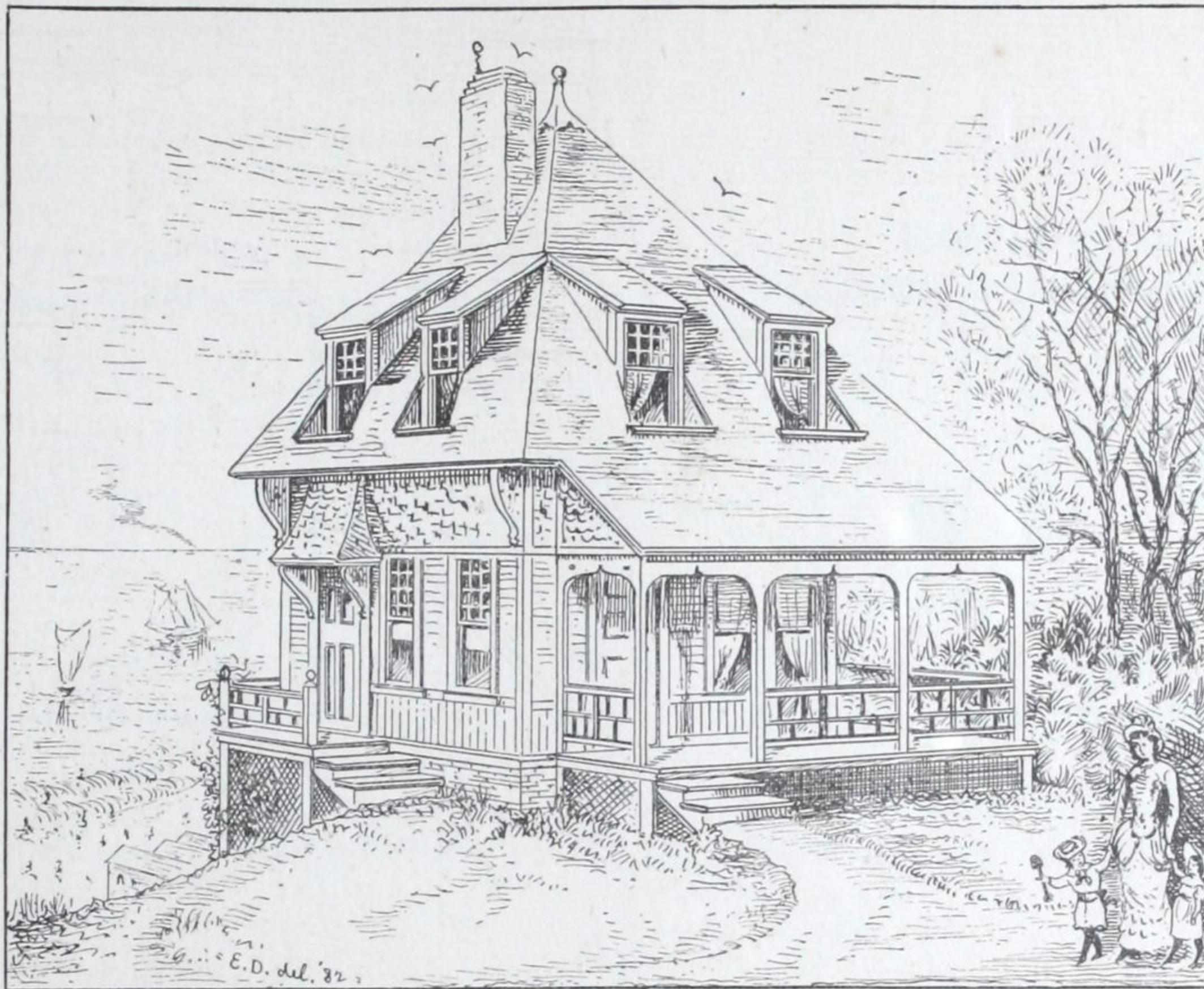
To be able to spend a portion of the year, and particularly the warmest months, on some breezy shore, where the sight of the ocean and the sense of its cooling influence may be a constant gratification, has been generally regarded as beyond the reach of any but the very wealthy classes. As for resorting to watering places and seaside hotels, it is not only extremely expensive but far from satisfactory. A few weeks or days even of that kind of life exhaust both the purse and the temper. To live, however simply and frugally, in a seaside home of one's own possession, is a substitute immeasurably to be preferred. It gives entire freedom, seclusion and a much larger measure of comfort. Of course the building of the house at small cost is only half the battle; yet there are many who could so order their affairs as to permit themselves, or at all events their families, the enjoyment of such a home from June to September, if there were no exorbitant hotel charges and costly style of living and dressing to be encountered. We have shown in the accompanying plates how the home may be made at a cost of from \$800 to \$1,000. And it is of course an investment which can be turned again into money as readily as any other of the kind, with as little risk of loss, and the same chance of profit.

As this cottage is intended for summer use only, it must necessarily (to bring it within the appropriation) be built in the cheapest manner possible, consistent with good workmanship. The plan is a simple one, as may be seen, and perfectly square, without bays or breaks, as every jog or corner adds to the cost. A pretty effect is obtained by extending the pitch of the roof, unbroken, over the piazza on the front and side. An uncovered veranda may be added to the back of the house, joining on to the steps and landing at the side door, if desired, at a very small addition to the original cost. The outside walls, only, are rough-plastered on the inner surface between studding, on wire lathing, and finished with one coat of water-color of a cool olive tone. All

inside partitions are matched or beaded white-wood or pine, finished at top of rooms with a two-inch moulding. Doors, window-frames and chair-rails are also white-wood or pine. Finish all woodwork with a coat of shellac.

The ceilings are not plastered, but left open, allowing the floor-timbers to show. The floors should be double thickness, with felting paper between, and painted some dark color, with small pieces of carpet or Philadelphia rugs used in the center, or straw matting for the upper rooms if desired. The plan is arranged for cellar-stairs, so if the cottage is on a side hill the kitchen and servant's room may be below, and the room marked "Kitchen" on the plan used as a dining-room. If a stove is wanted in any of the rooms not joining the chimney, the connection may be made by means of sections of drain-pipe, as suggested in the plan.

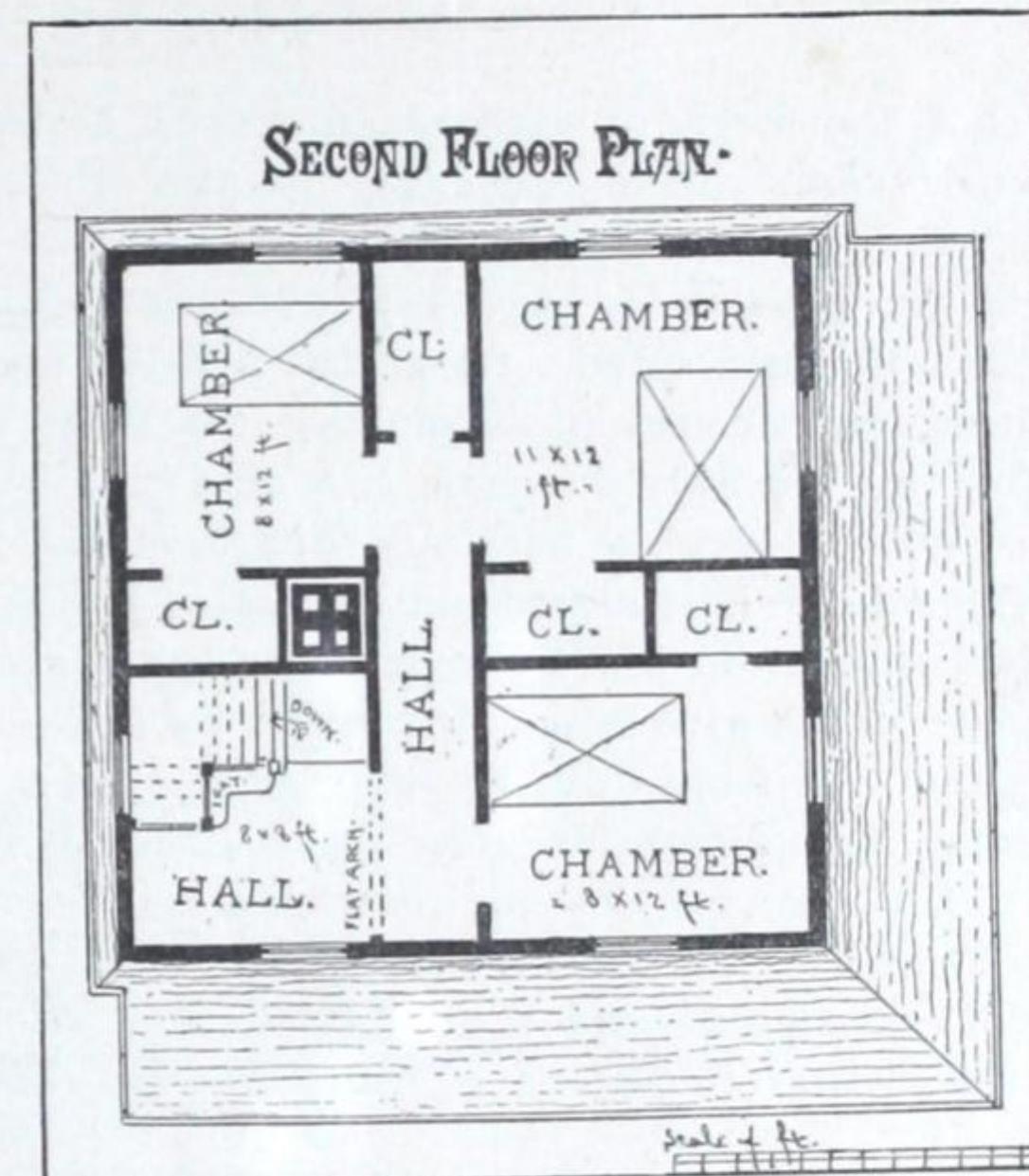
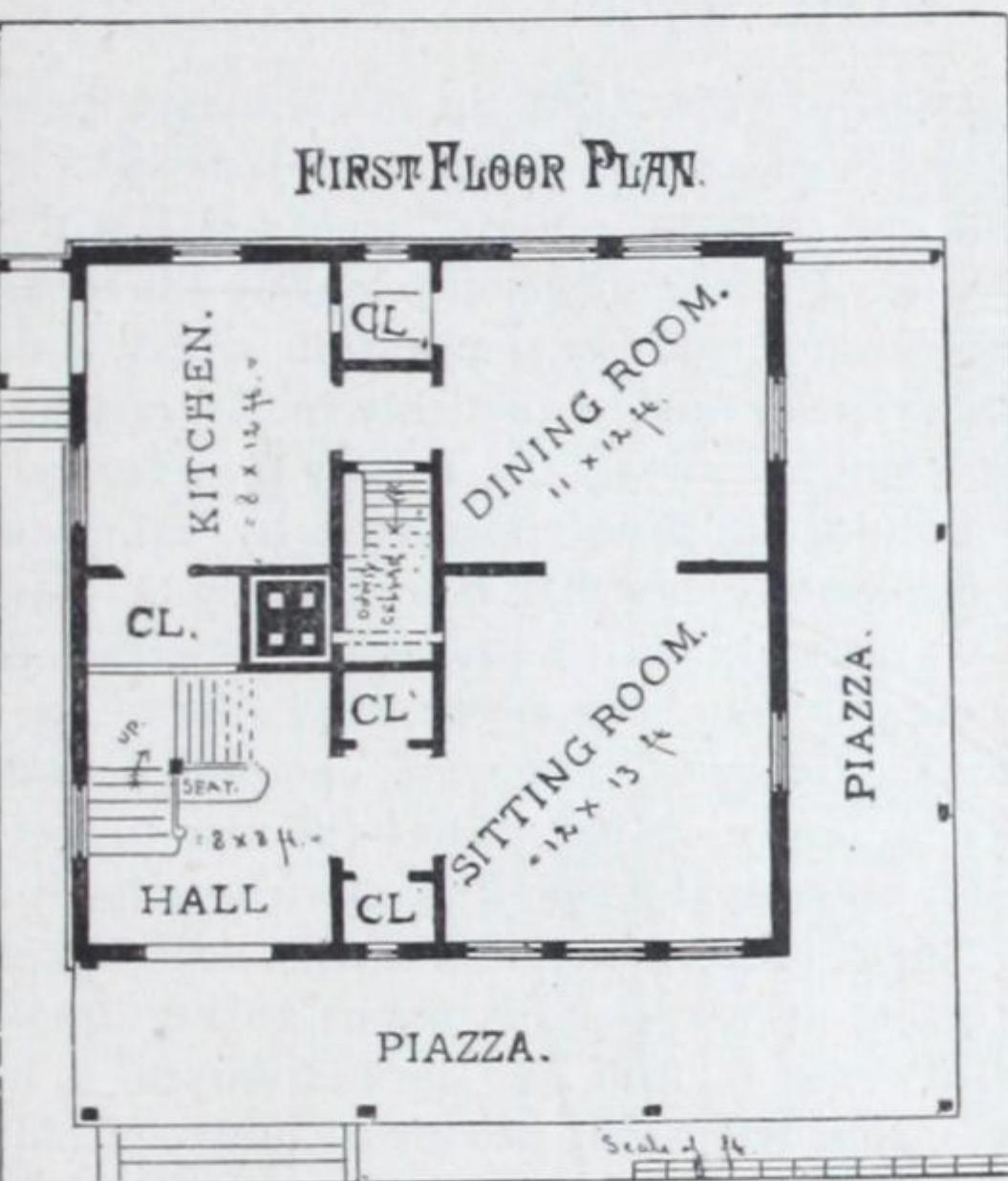
What is commonly known as balloon framing, if well nailed and spiked, will answer the purpose. The underpinning is of brick with a good footing of flat stones. If the cottage occupies a position as shown in the sketch, clearly defined against the sea and sky, the architect advises the following scheme of coloring: For roof, asbestos red; this is cheap and stands the weather better than the more commonly used Venetian. The belt course of shingles, porch roof and ends of piazza a golden brown; body of the house a light yellow olive; trimmings a darker olive. Paint outside doors and blinds (if used) a dark bronze green—two good coats in all will suffice. The original cost includes only the priming coat. Bear in mind that the cost will vary a little in different sections of the country, and also that the cottage may be made a permanent dwelling by adding a few hundred dollars to the appropriation. A neat, comfortable and commodious home may thus be made, more tasteful and possessing more architectural beauty than many houses of two or three times its cost, such as are only too common both in town and country.



A SMALL  
SEASIDE OR  
MOUNTAIN  
COTTAGE

COSTING \$800 TO \$1,000.



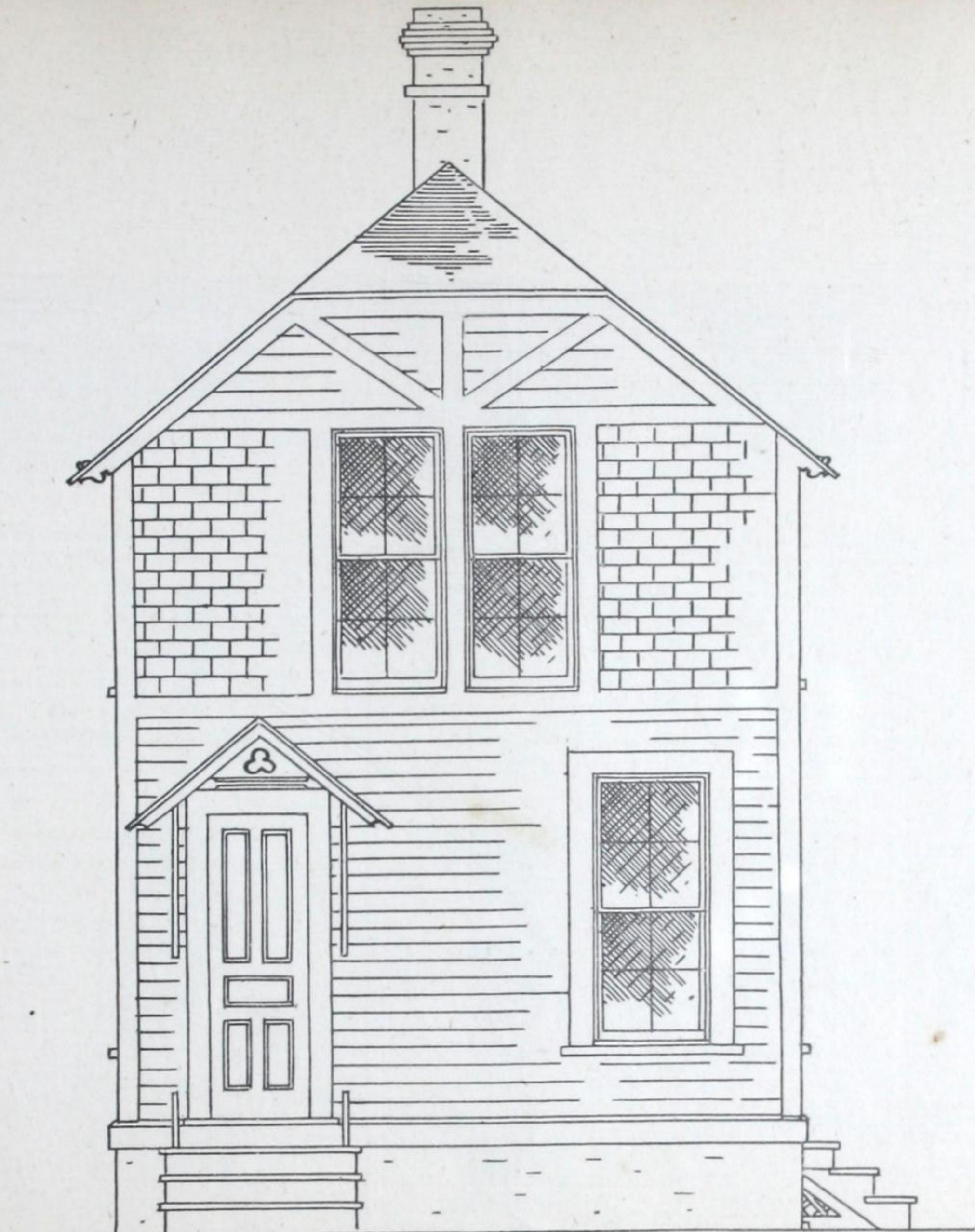


## A FIVE-ROOM COTTAGE FOR \$700.

THIS plan has the merit of extreme simplicity, and also that of very moderate cost. It is estimated by the architect, Mr. Augustus Howe, Jr., 7 Warren Street, New York, to cost \$779.50, if built of brick, and \$700 would probably cover the requisite outlay if a frame structure is erected. At so low a price, manifestly, some of the desirable features of a modern dwelling must be omitted; but for the ordinary domestic life of a small family a good degree of convenience is here afforded, and the external appearance of the cottage is rendered quite pleasing by the modest amount of embellishment on which the designer has ventured. A lot of 20 feet front would give space for a house on this plan, with a passage along one side from front to rear; and in many places, therefore, the total expenditure for house and lot need not exceed \$1,000. To obtain a home for that sum is within the power of any industrious mechanic by a few years of frugal living—sickness and misfortune always excepted—and the consciousness after he has achieved that result that the home is his own is not the least of his rewards.

The argument is often made that a man who lives by his daily

toil may as well pay rent, and put the money which a house would cost him into some other investment from which he can draw a fair interest and perhaps a liberal profit. He will thus, it is said, avoid the cares of house-ownership, outlay for repairs, payment of taxes and insurance, and the temptation, which is doubtless a very strong one, to spend money foolishly in alterations and improvements which will not bring the money they cost. This may have a plausible sound, but is not borne out by experience. So far as taxes are concerned, they fall more lightly in many States upon real than on most kinds of personal property. And it is a fact that thousands of men have never been able to lay up any money worth speaking of until they were compelled to do it to meet a payment on a house or lot. That the way to get rich is to run in debt is not in general a sound proposition; but to the extent of incurring a debt for a home, with a reasonable prospect of being able to meet it at maturity, it seems to be signally verified in a multitude of cases. And the possession of a home, however humble, is in the decline of life a stay and consolation, the value of which it is hardly possible to estimate too highly.

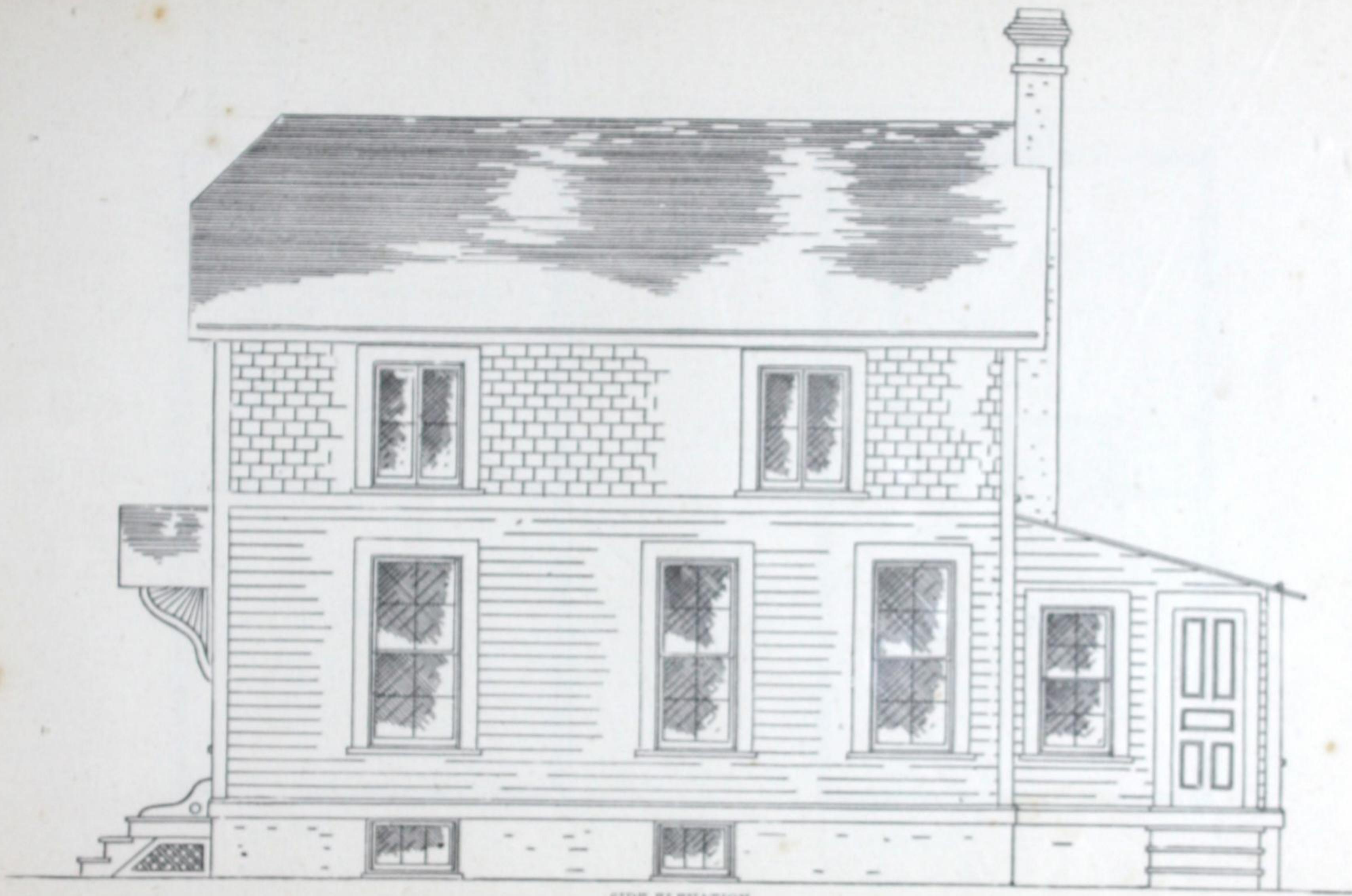


FRONT ELEVATION.

(151)

A  
FIVE-ROOM  
COTTAGE  
FOR \$700.



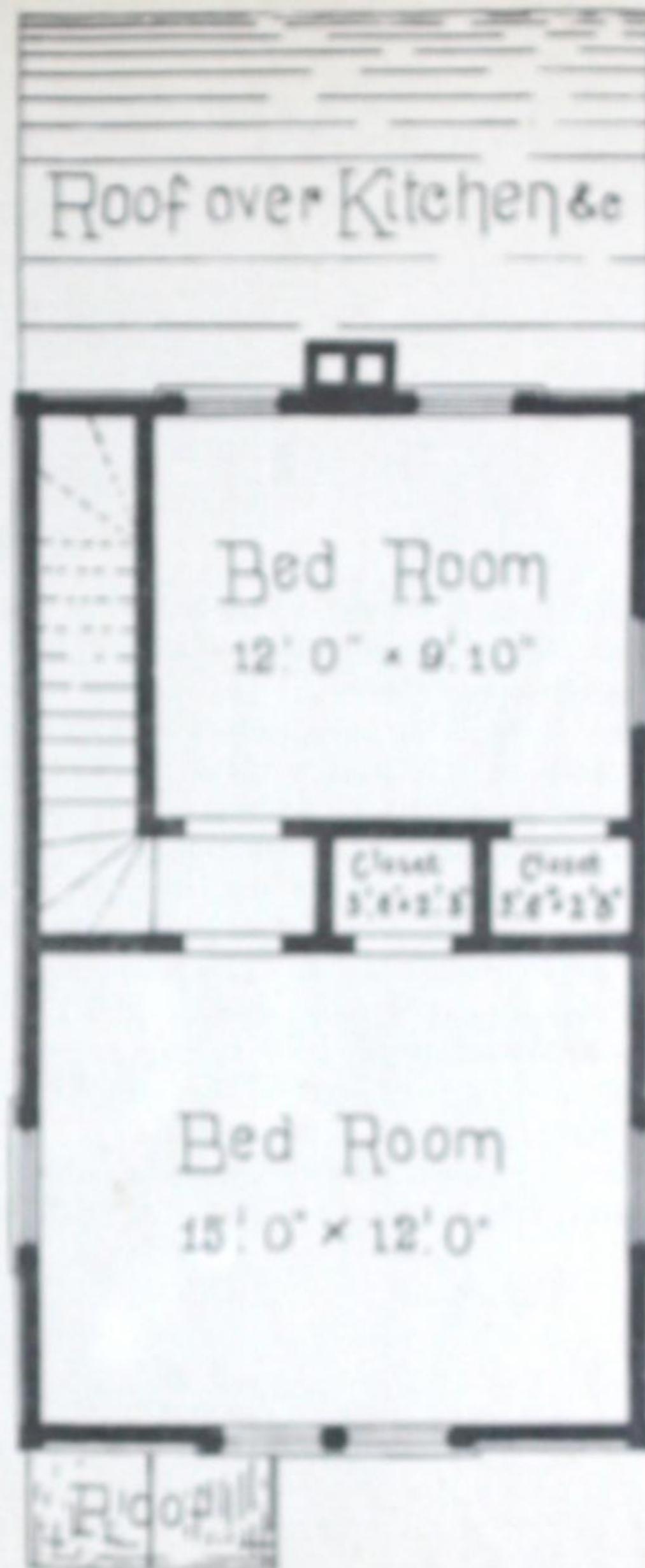


SIDE ELEVATION.





FIRST FLOOR.



SECOND FLOOR.

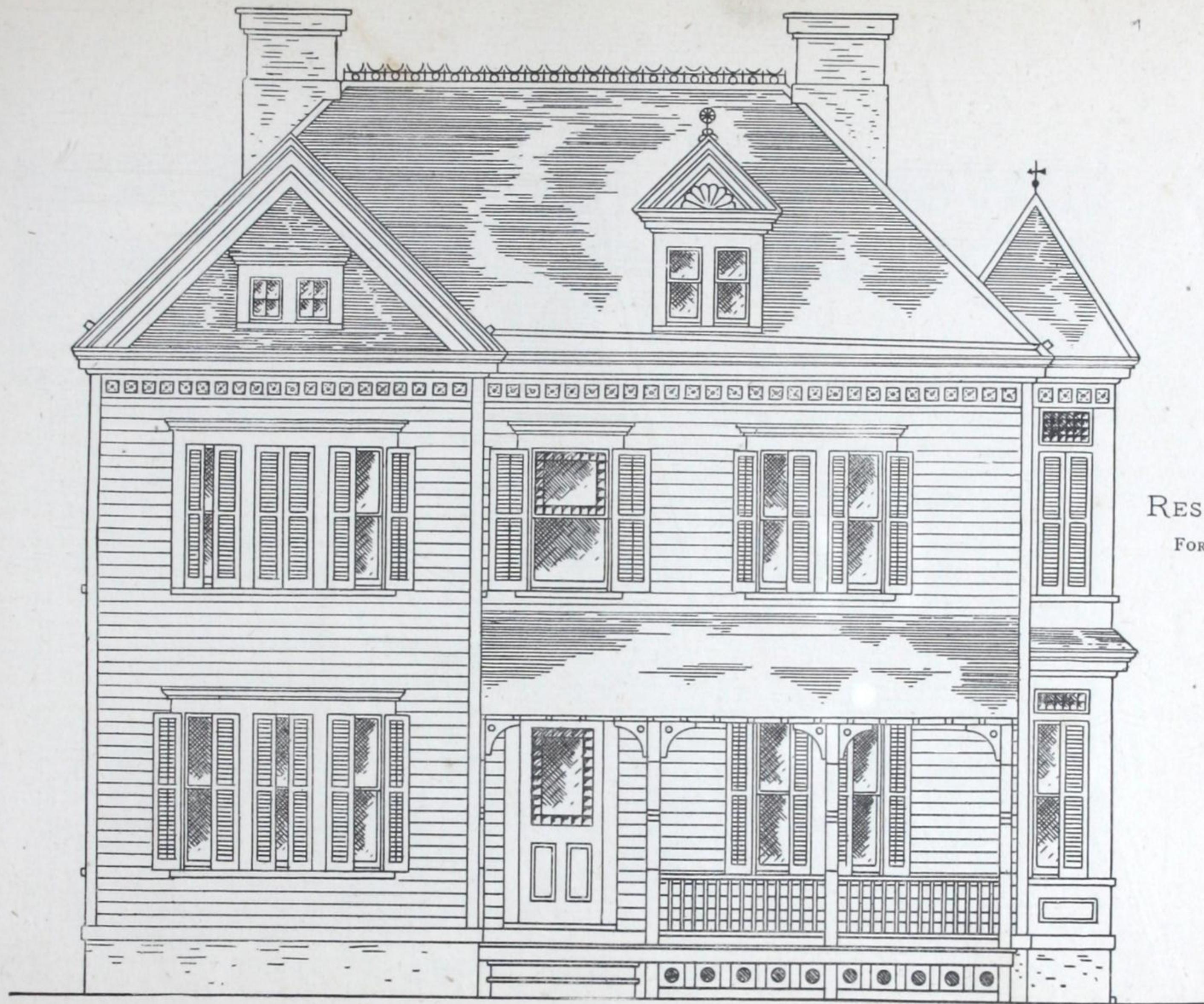
## A RESIDENCE FOR \$3,000.

A NOTICEABLE feature of the house shown in the following plans is the ample size of the rooms, especially on the first floor; and even the smallest bed-rooms on the second floor are more commodious than is often the case, particularly in city dwellings. For this house nothing less than a lot of forty feet front would suffice, and fifty feet would be by no means too liberal an allowance, as it is intended to have a free outlook in all directions. The items of the estimate as given by the architect, Mr. John F. Lape, Greenbush, N. Y., are as follows: Mason work, including chimneys and plastering, \$850; timber and lumber, \$800; sash, blinds and doors, \$250; carpenter work, \$450; painting, \$150; plumbing and tin work, \$300; hardware, \$150; stair railing, brackets, etc., \$50; total, \$3,000. This does not include the cost of mantels, for which an additional estimate of \$105 is made.

The cellar is 22 by 24 feet, the excavation 4 feet deep, and the wall 18 inches thick, laid in cement mortar. A brick wall is built

on the cellar part of the foundation 1 foot thick and 2 feet 4 inches high, and on the trench walls the same height and 8 inches thick. The timber of the balloon frame is sound spruce or hemlock, the sheathing and roof boards second quality hemlock, and the lumber throughout good white pine. The roof is covered with first quality white pine shingles, and the same are used on gables and piazza. The windows, except in cellar and attic, have their sashes hung with weights, and are provided with blinds with rolling slats. The main staircase is of white pine, with cherry newel post, rail and balusters. The exterior and interior of the house have two coats of white lead and linseed oil. The front door, dining-room and kitchen are stained cherry and varnished.

The plumbing, which it will be seen is one of the heaviest items of the estimate, is very thorough and complete, and includes both for kitchen and bath-room the most improved appliances, such as are customary in a modern first-class residence.

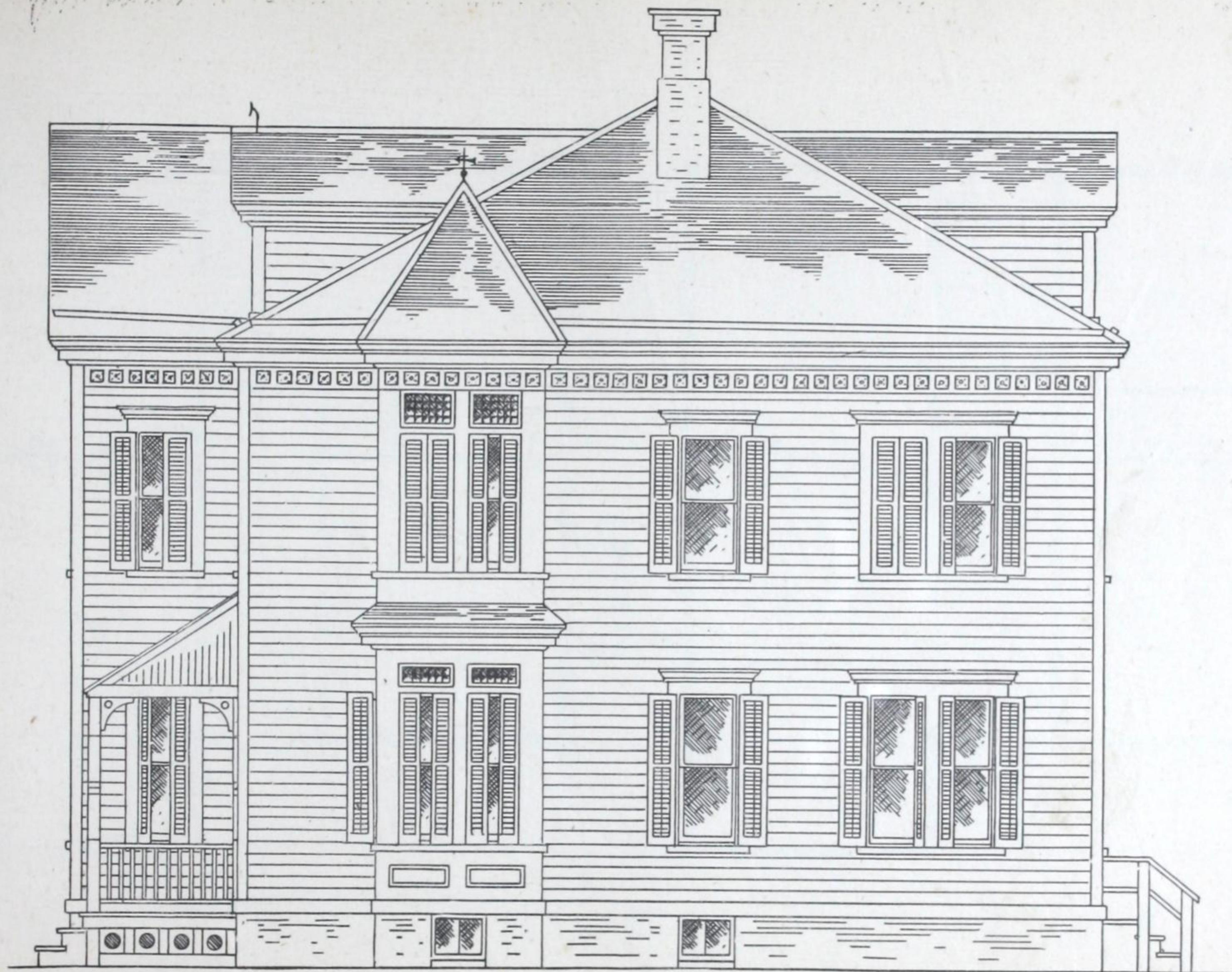


A  
RESIDENCE  
FOR \$3,000.

FRONT ELEVATION.

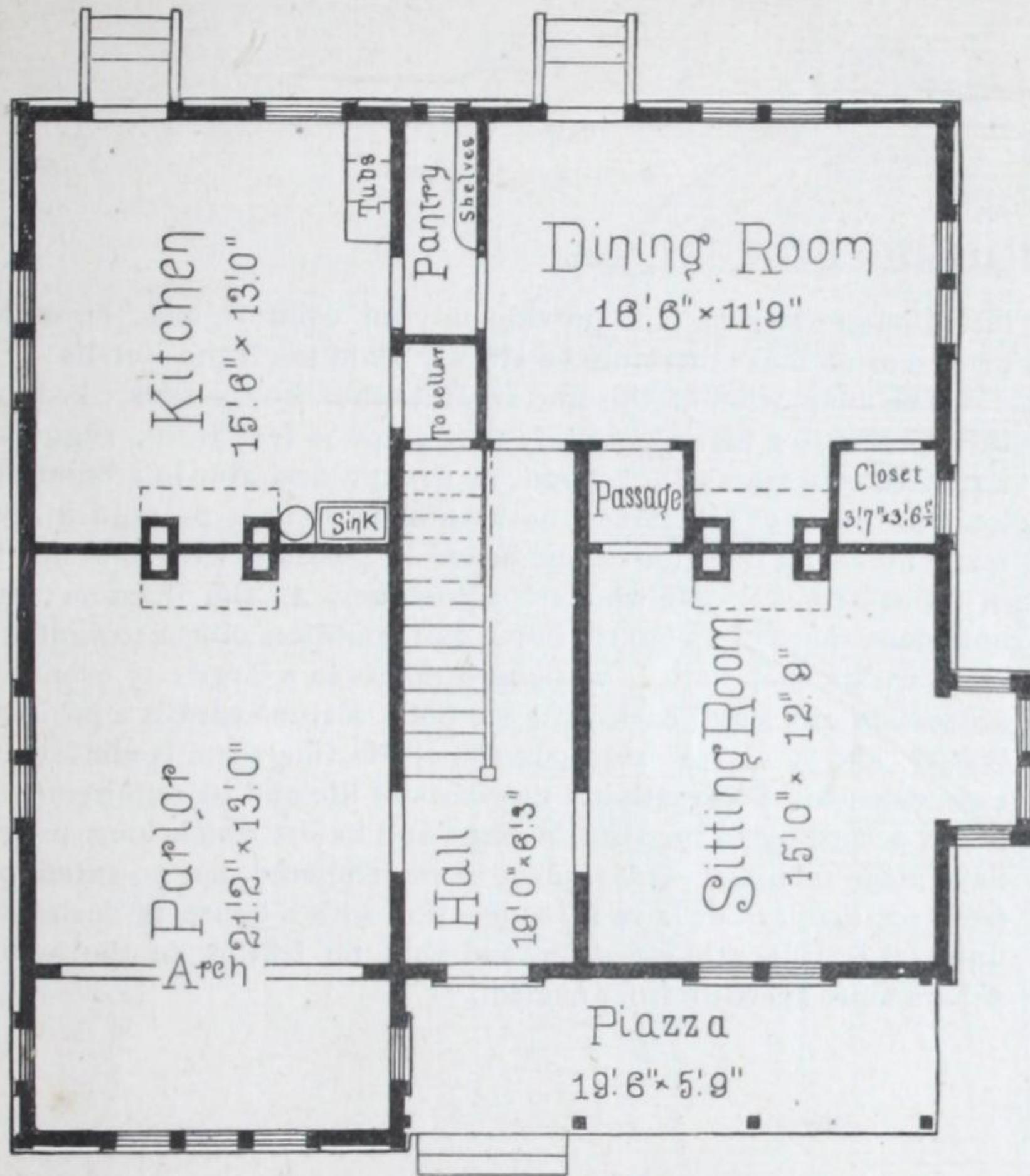
(157)



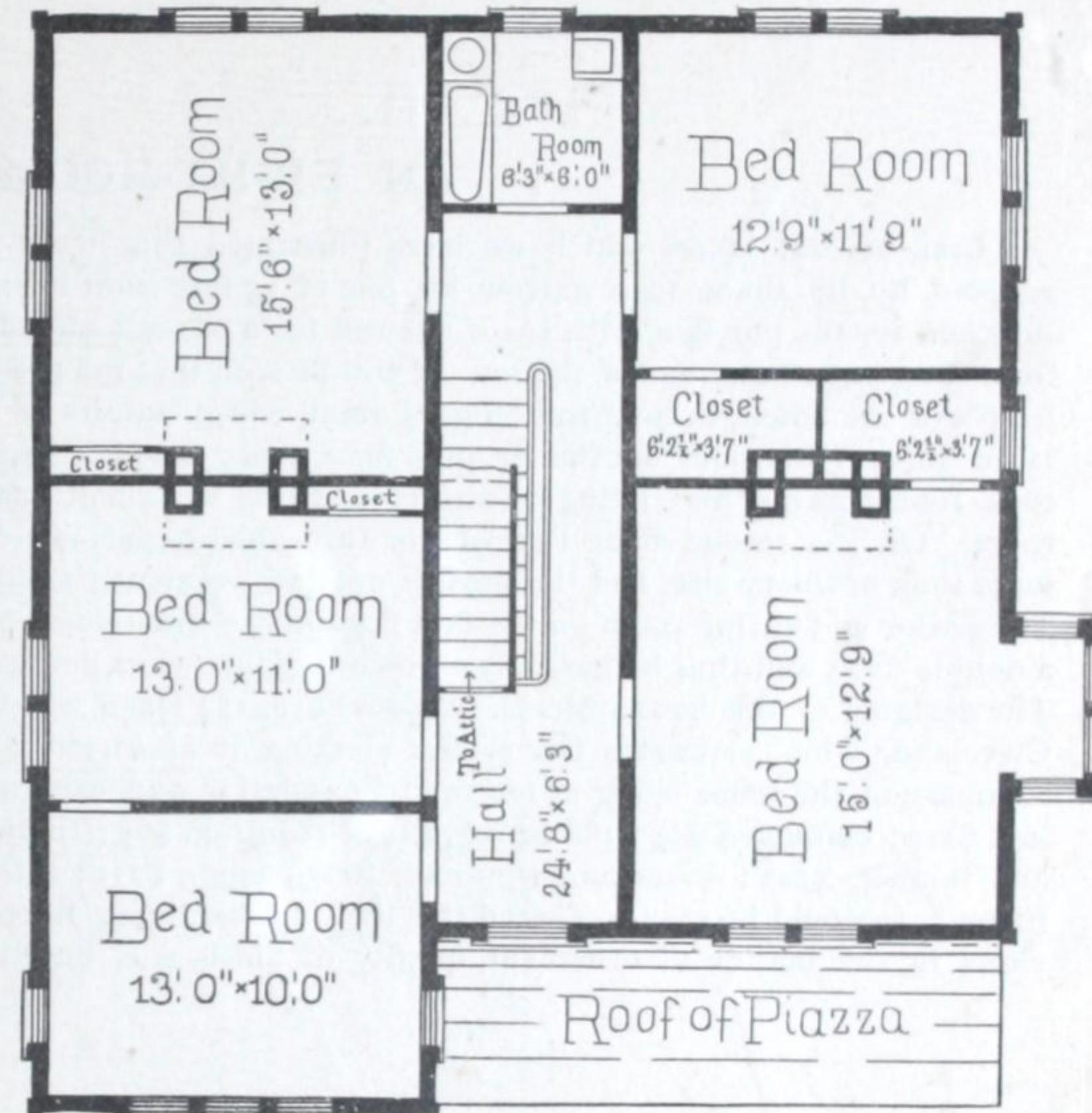


SIDE ELEVATION.





FIRST FLOOR.



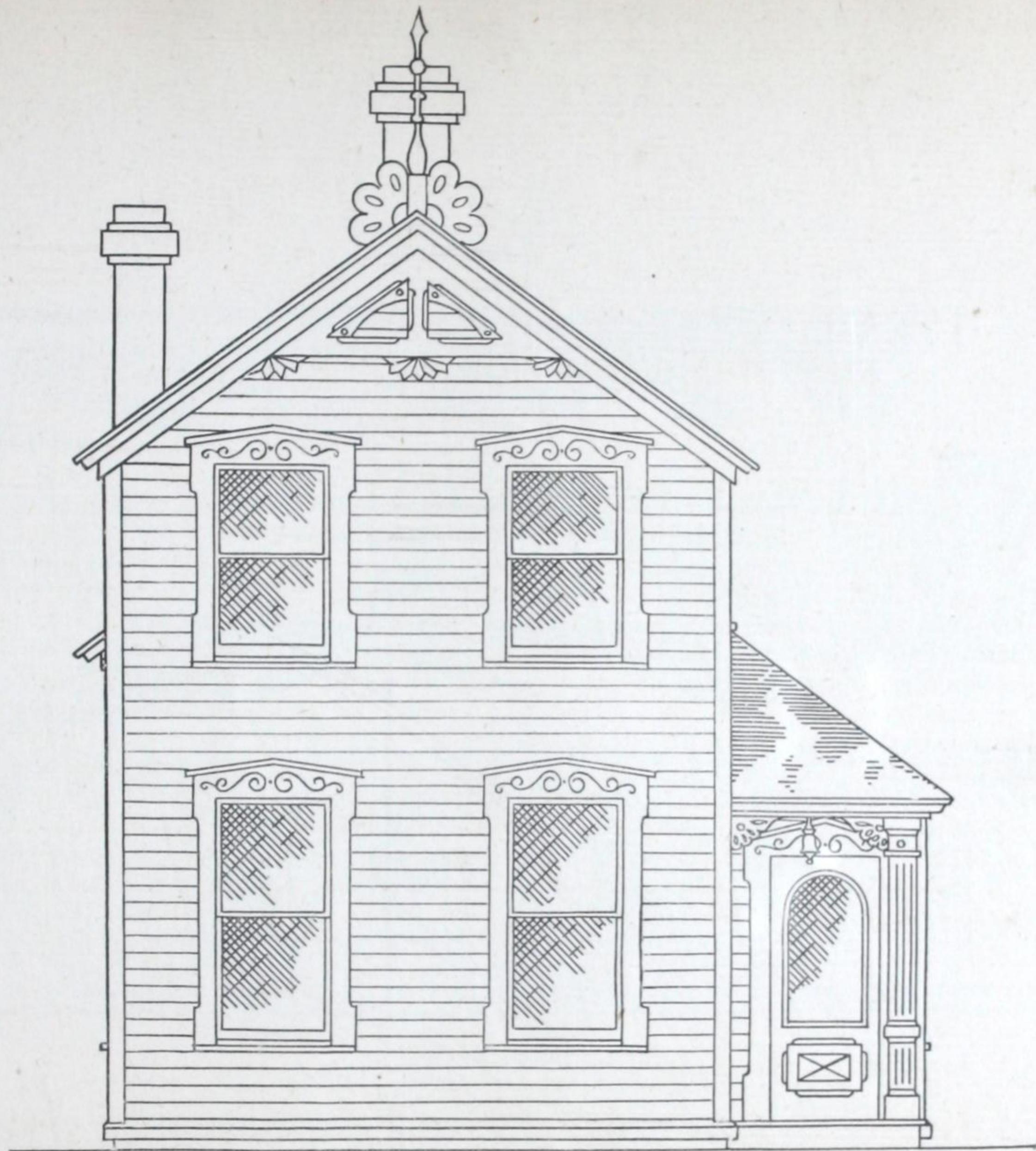
SECOND FLOOR.

## AN EIGHT-ROOM HOUSE FOR \$1,300.

LIKE several others which we have illustrated, this house is adapted by its shape to a narrow lot, one of 25 feet front being sufficient for the purpose, with space allowed for a passage outside from the front to the rear of the lot. It will be seen that the great length of the house, notwithstanding its small width, admits of a large amount of room on the ground floor, there being no less than four working and living rooms in addition to a small bed-room. On the second floor two of the three bed-rooms are of more than ordinary size, and the third is not inconveniently small. The parlor and sitting-room on the first floor may communicate by a double door, and thus be partially thrown together when desired. The designer of this house, Mr. G. G. Cockburn, 174 Dana Street, Cleveland, Ohio, estimates the cost of erecting it at \$1,300, his summary of the items being as follows: Foundation and excavating, \$140; chimneys, \$65; plastering, \$125; painting, \$65; timber and lumber, \$545; doors and windows, \$125; labor, \$235; total, \$1,300. It would be easy to exceed this limit by indulging liberal views in the matter of ornament, quality of finish, etc., but the

intention of the plan is to provide only for comfort, and the style of execution must therefore be strictly plain in all the details.

The adaptation of this and several other houses described in this volume to a lot of not more than 25 or 30 feet front, suggests a remark concerning the amount of ground desirable in a building lot. In the cases mentioned, nothing more than a passage a few feet wide along one side of the house is possible, with the width of lot stated. People who are accustomed to the freedom and abundant space of a country home will doubtless object to confinement within such limits; while to dwellers in a large city even the possession of a small back-yard is a boon, a front-yard is a positive luxury, and a narrow side passage connecting them is almost an extravagance. So greatly do the views of life and its requirements differ, according to the surroundings and habits which long usage have made familiar. But it must be remembered that no extent of front or side-yard or lawn in connection with a house is desirable unless it is diligently cared for, and that no feature of the home suffers more speedily from neglect.

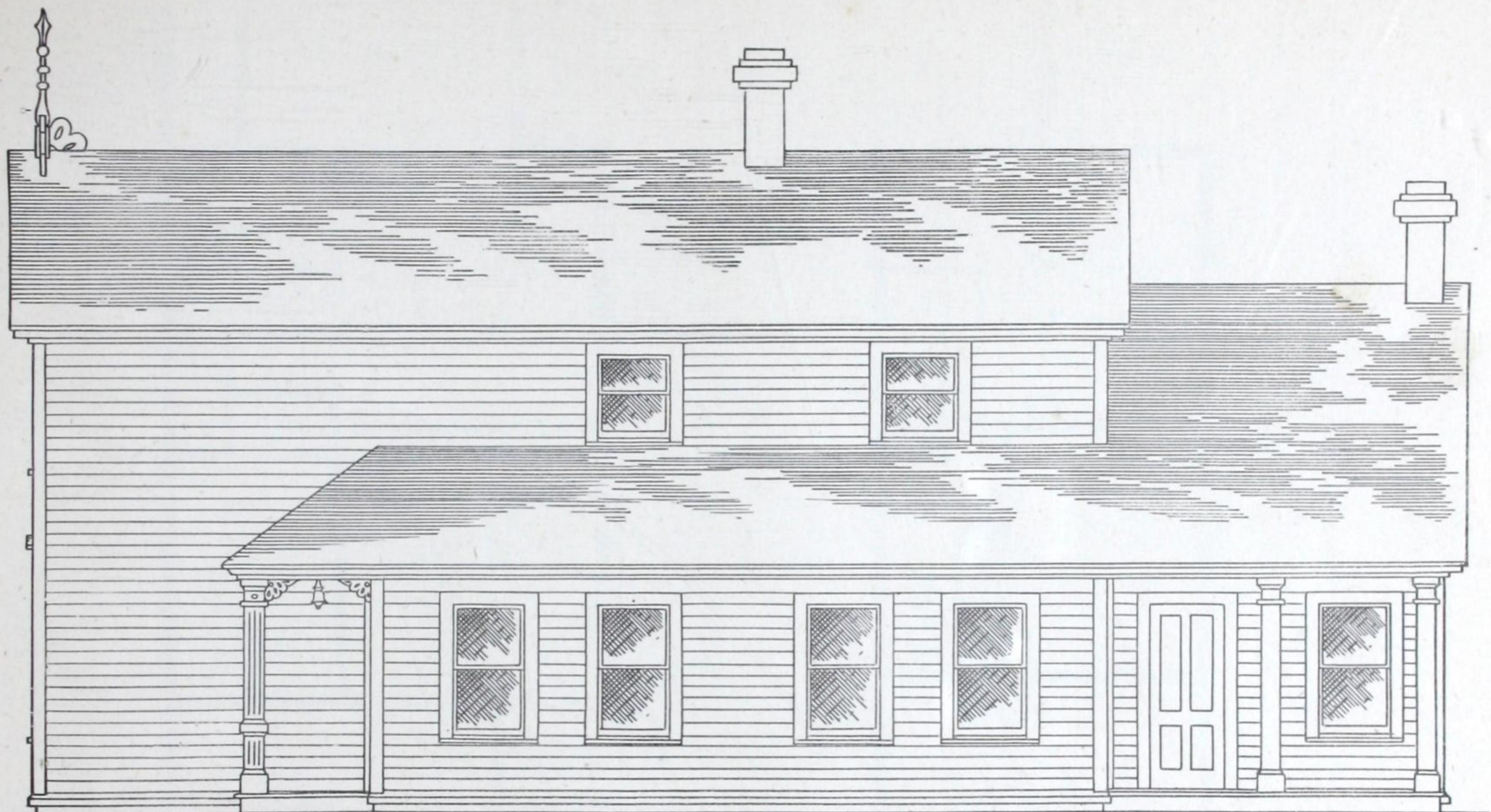


FRONT ELEVATION.

(163)

AN  
EIGHT-ROOM  
HOUSE  
FOR \$1,300.

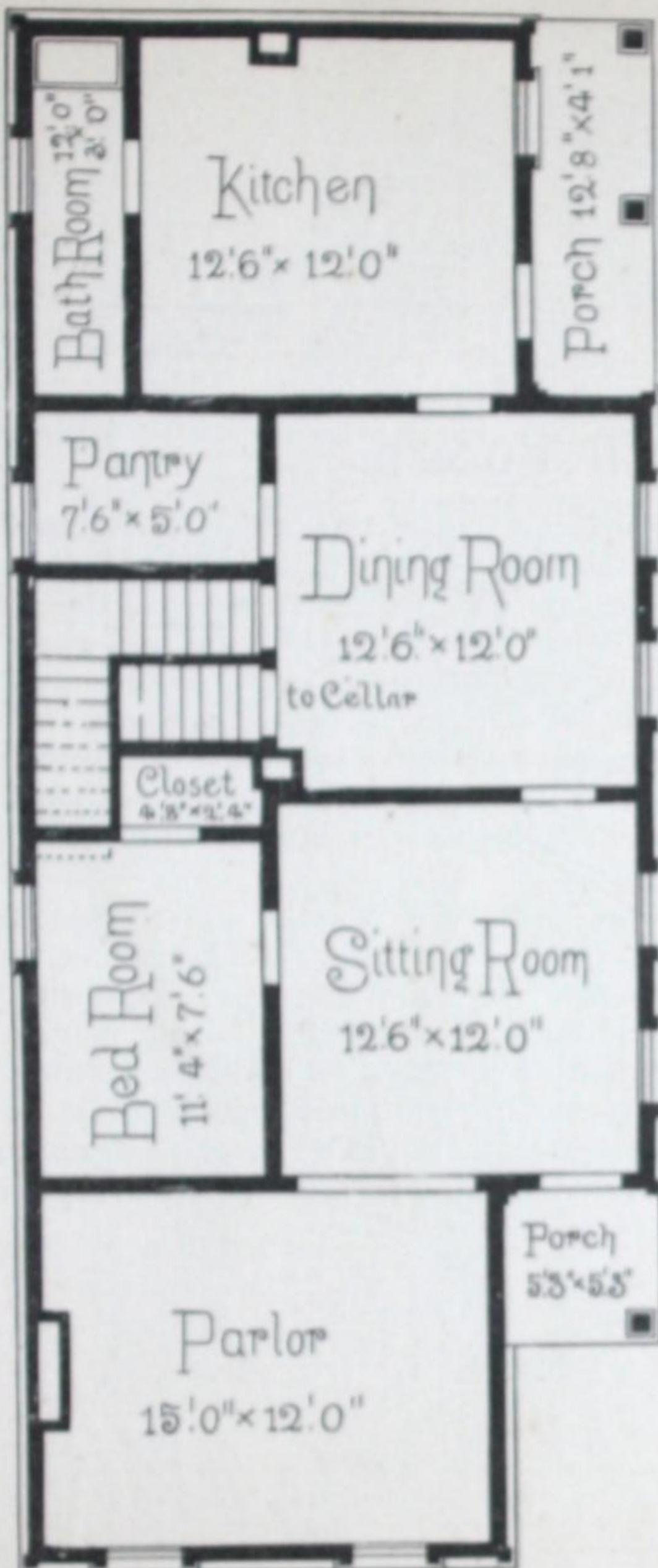




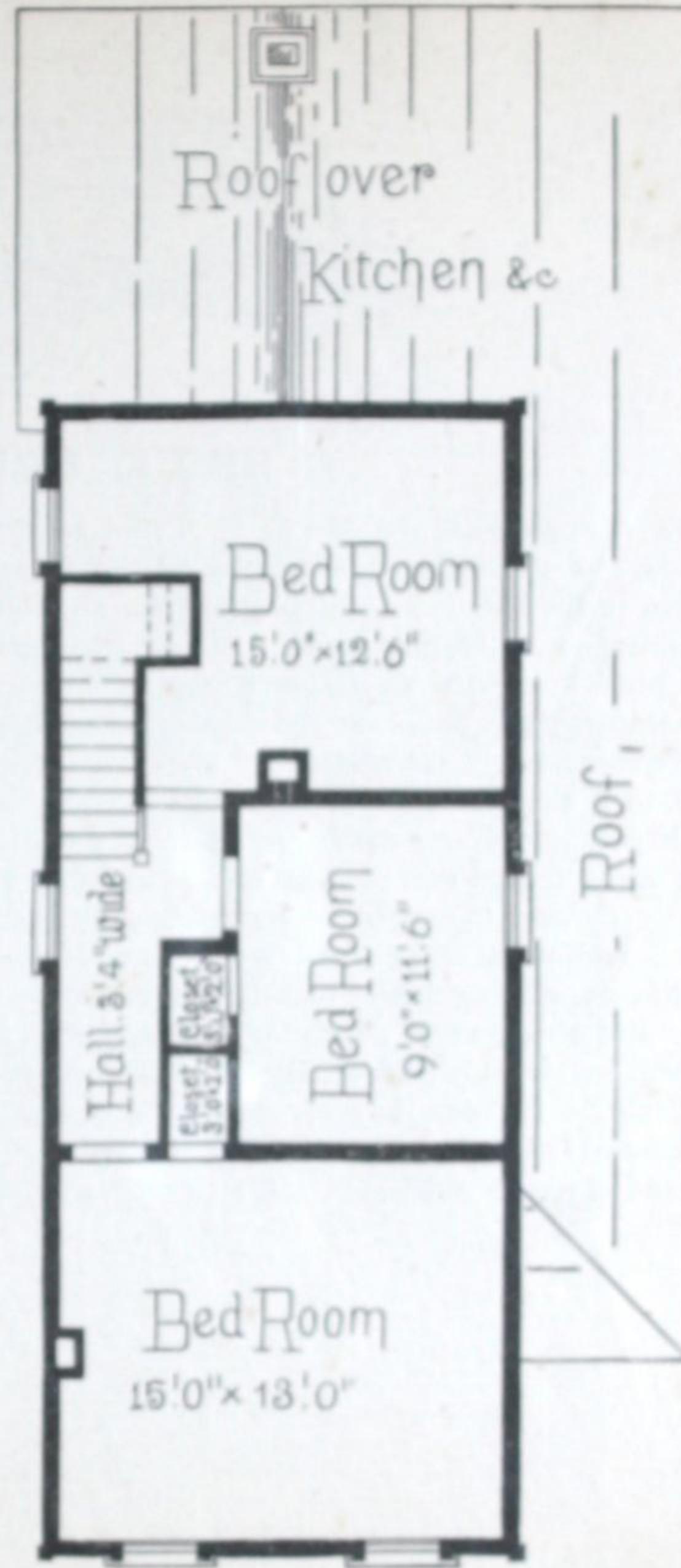
SIDE ELEVATION.

(165)





FIRST FLOOR.



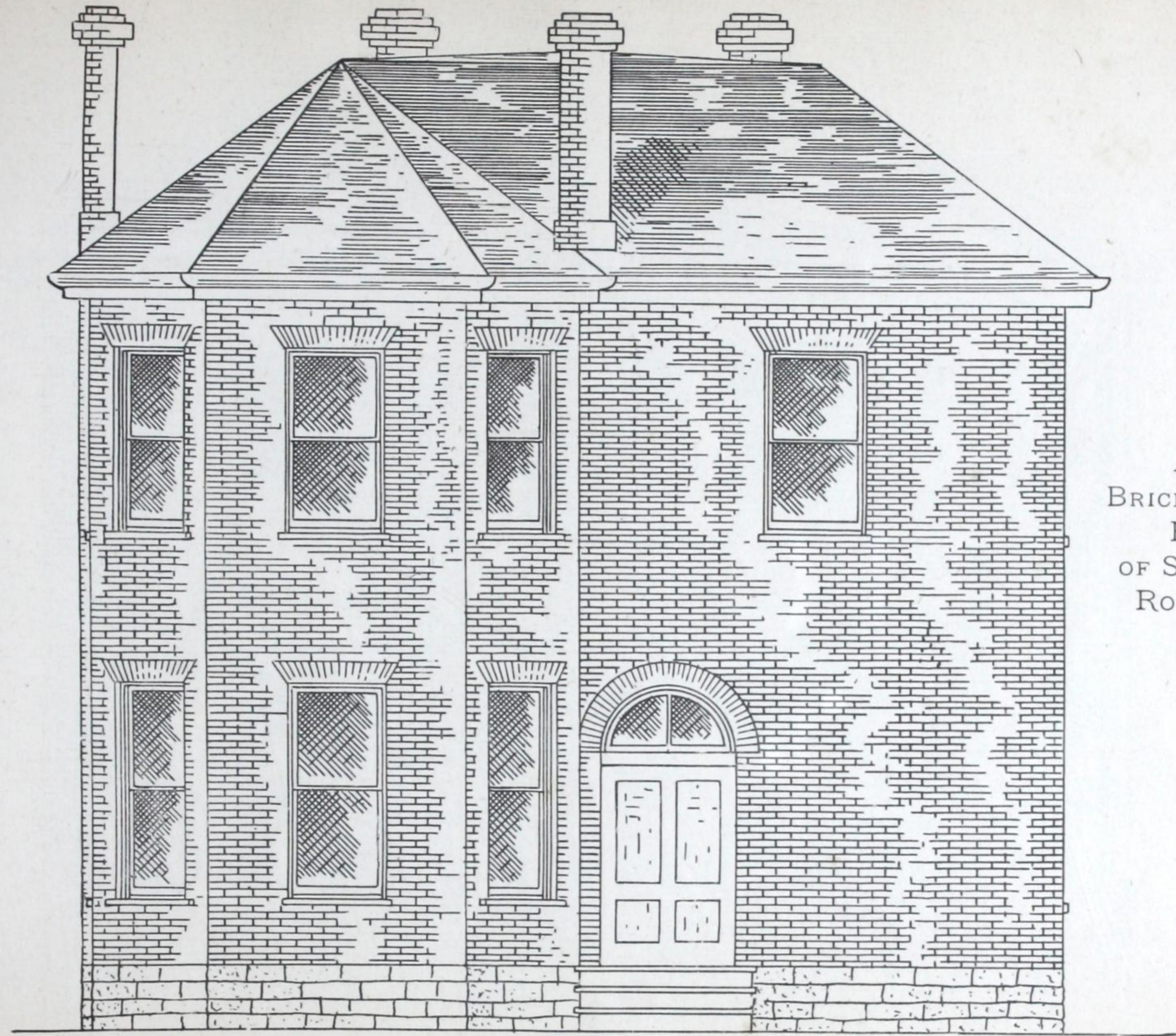
## A BRICK HOUSE OF SEVEN ROOMS.

THIS house was designed by Mr. C. H. Elliot of Belleville, Ontario, Canada, and the estimate which he makes, being based on prices current in the Dominion, will require considerable modification for builders in the United States. It would be difficult to carry out the plan here in a satisfactory manner for less than \$2,000 (though the architect puts it at about half that sum), and if a bath-room and other modern conveniences were included, and the house finished in a manner appropriate to its size and exterior proportions, the cost would very easily run up to \$2,500 or \$3,000. It is indeed a mere truism that the cost of a house may be whatever the builder chooses to expend on it, and he may range from \$1,000 to \$10,000 without actually altering the plan or size of the building, the difference being due to embellishments, material and workmanship. But the general character of a house suggests in most cases a limit below which the outlay cannot be reduced and the execution remain in keeping with the spirit of the design. The present instance is one in which this rule applies, and at the rates of labor and material which prevail in this country the sum

named in the beginning of this article is the least for which a structure of this class ought to be undertaken.

The plans are very judiciously devised, the rooms of good size, the hall of the most desirable shape and ample dimensions, and hall, parlor and dining-room can be thrown together by sliding doors. If the dining-room is used as a back parlor, as it may be when occasion requires, the two rooms thus combined make an apartment thirty feet long, inclusive of the bay window; and this, with the two entrances from the spacious hall, makes an unusually fine interior.

The ceilings of the first story are ten feet, and those of the second story nine feet high. The designer of the house proposes for the roof 2 by 4 inch rafters, sheathed with inch boards and covered with good sawn shingles laid in mortar. The cellar provided for is ten feet square. A desirable addition to the plan which will suggest itself to many readers would be a porch or piazza at the front door. But as we have already intimated, there is no limit to desirable additions, provided the money is forthcoming.

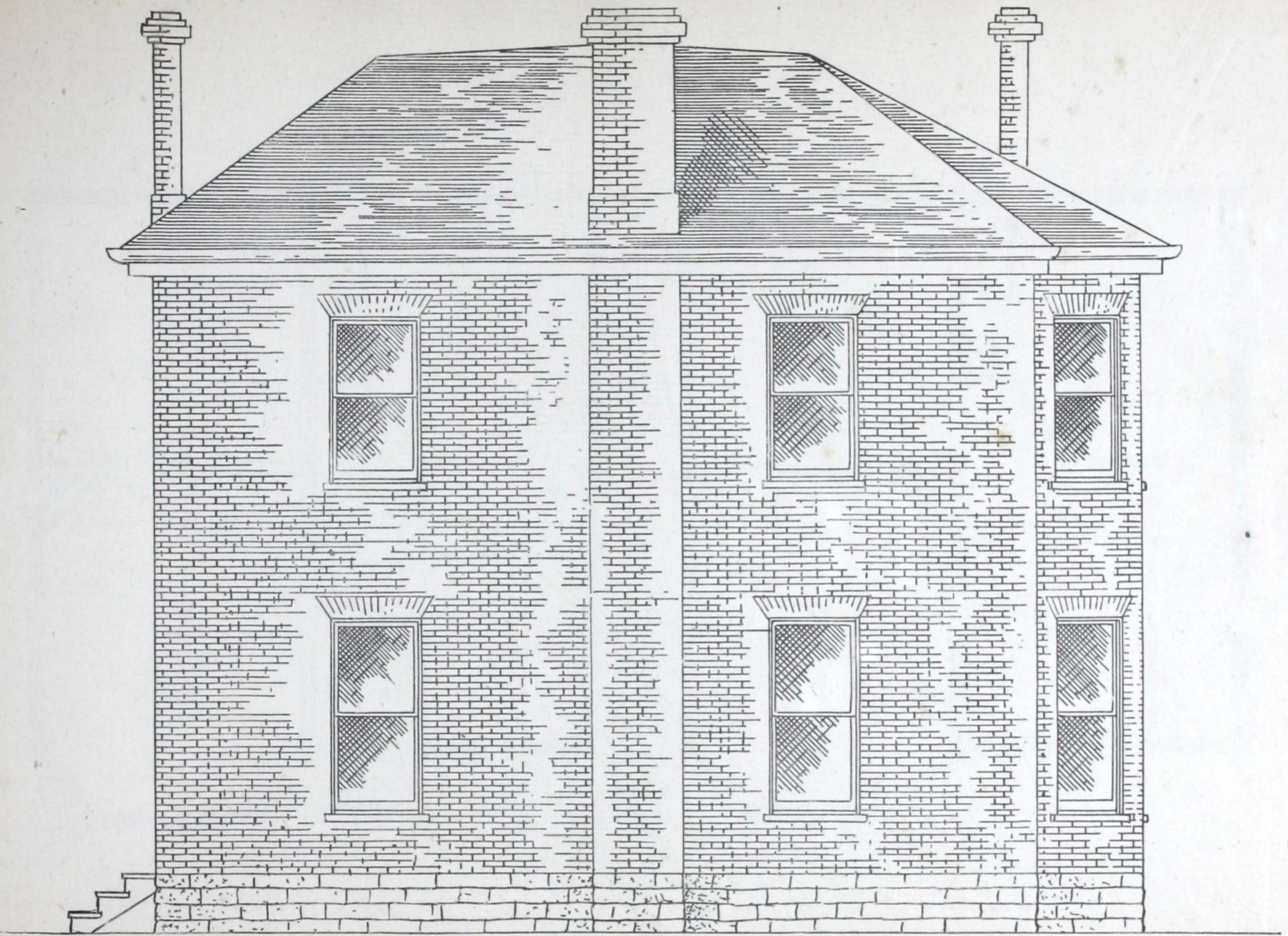


FRONT ELEVATION.

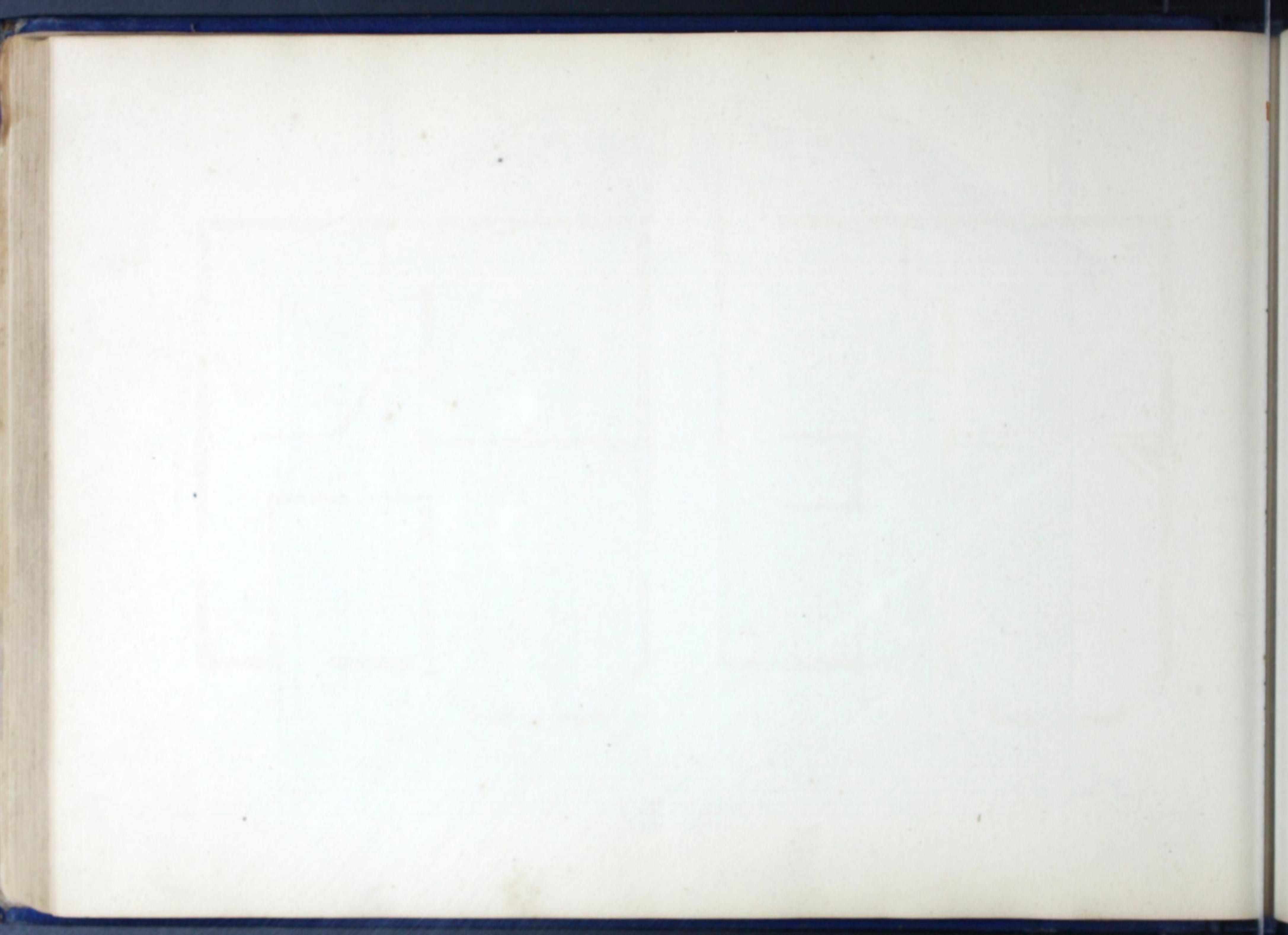
(169)

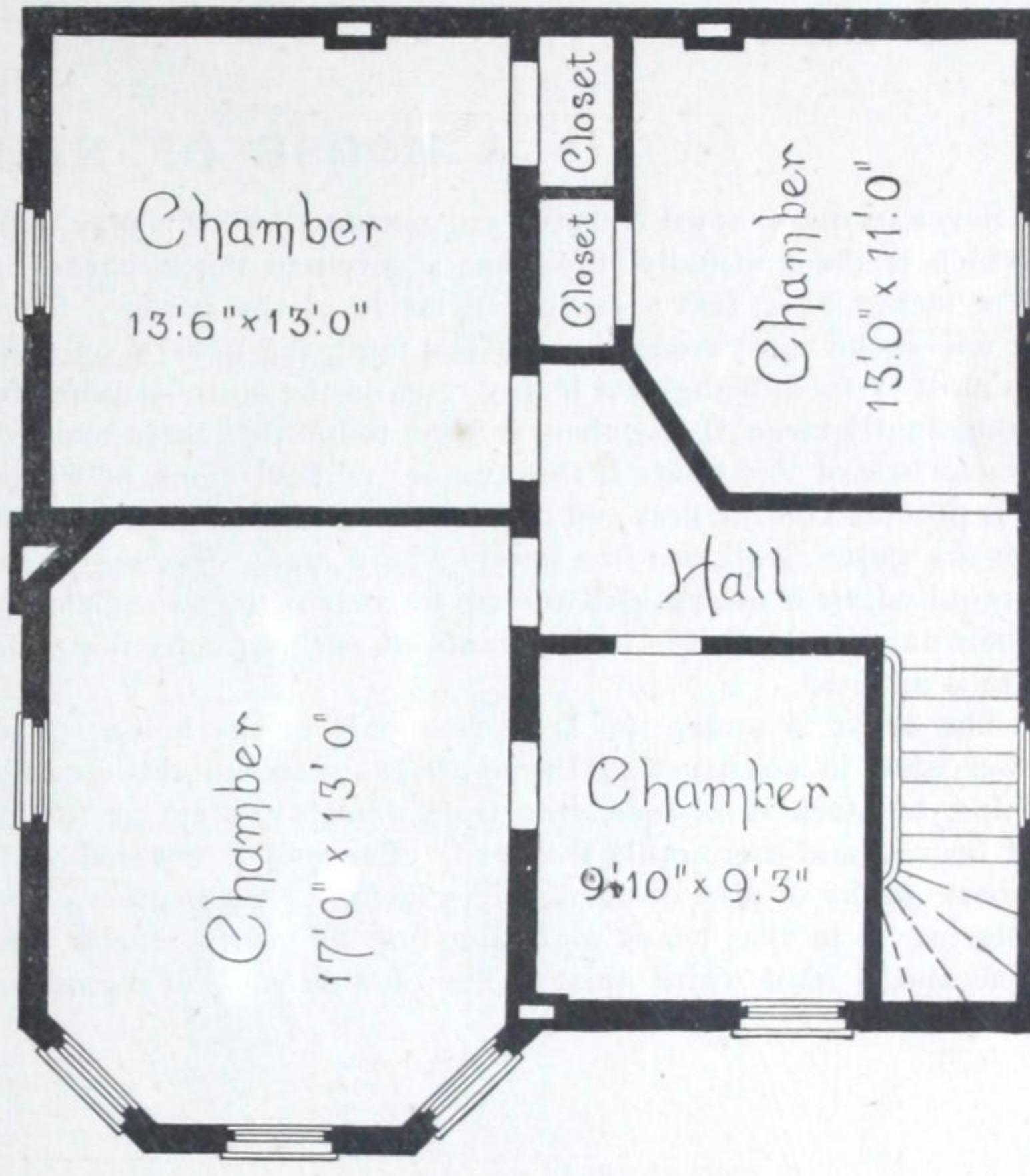
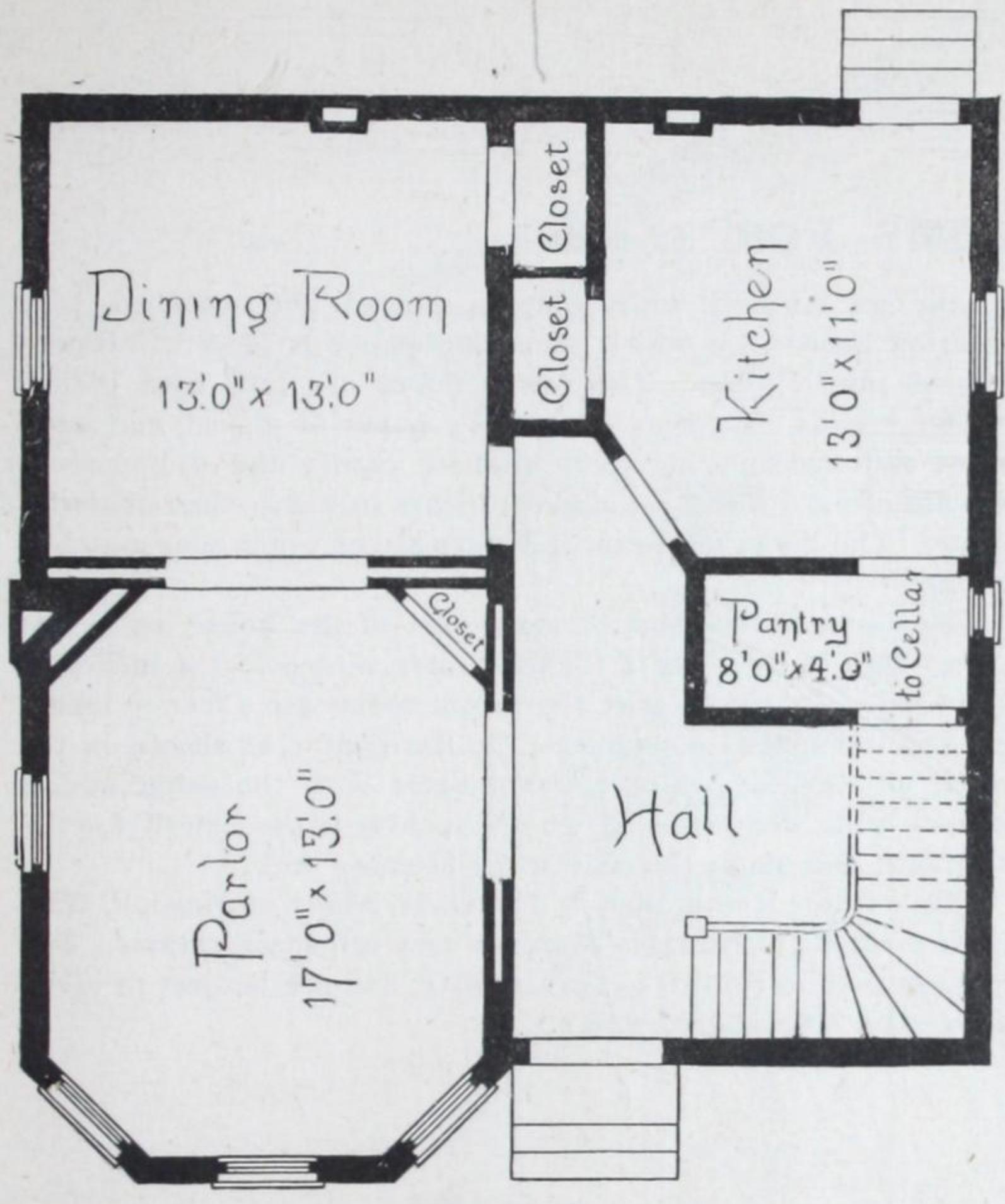
A  
BRICK  
HOUSE  
OF SEVEN  
ROOMS.





SIDE ELEVATION.





## A HOUSE OF NINE ROOMS FOR \$2,000.

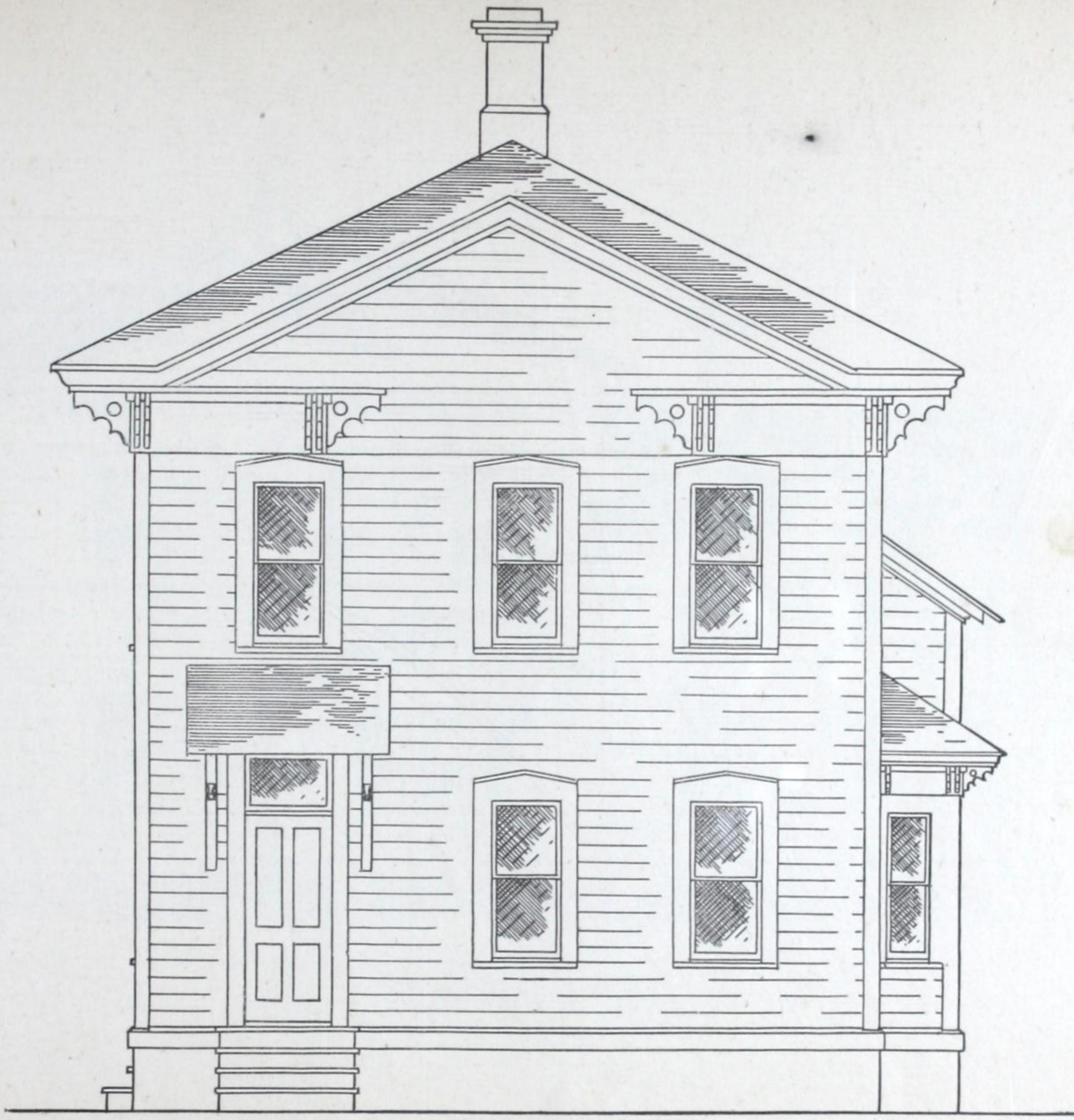
SEVERAL quite novel features are presented by this plan, one of which is the unusually ample space given to the kitchen—22 feet 2 inches by 17 feet 6 inches, inclusive of the pantry. This will not strike most housekeepers as a fault, the general opinion with most of them being that if any room in the house requires to be abundantly large, the kitchen is that room. Another marked characteristic of this house is the number of bed-rooms, of which one is provided on the first and five on the second floor. Two of them are quite small, but in a family where many sleeping-rooms are required, their dimensions are less important than a sufficiency in their number; and it is to the wants of such a family that this house is adapted.

The cellar is under the L or rear part of the house. The timber used in constructing the house is a merchantable quality of pine, hemlock or spruce, free from defects (except as to the roof boards) and thoroughly seasoned. The roof is covered with the best quality of pine shingles, laid 5 inches to the weather. The plastering is in two heavy coats, the first of brown mortar, and the second a hard white finish. The outside walls of the entire

building are covered with common planed and matched pine dimension boards, on which sheathing paper is placed, followed by good pine siding. The lower floors are laid with planed common boards, over which sheathing paper is placed, and a top floor of matched flooring. The kitchen, pantry and dining-room floors are of hard wood not above 4 inches in width, the remainder of pine. The floors of the second story are of 1 inch pine matched flooring.

The rooms in the front or main part of the house are 9 feet 8 inches high in the clear in the first story, and 9 feet 4 inches in the second. In the L part the lower rooms are 7 feet 10 inches high, and the upper rooms 8 feet. In the pantry, as shown in the plan, is an elevator which communicates with the cellar and is balanced with weights. Above the pantry is the cistern for the bath-room; and above the cistern is a filtering tank.

The author of this plan is Mr. G. H. Albee of Neenah, Wis., and his estimate of \$2,000 is based on very full specifications. The prices are such as prevail in that locality, and are subject to variation in some respects elsewhere.

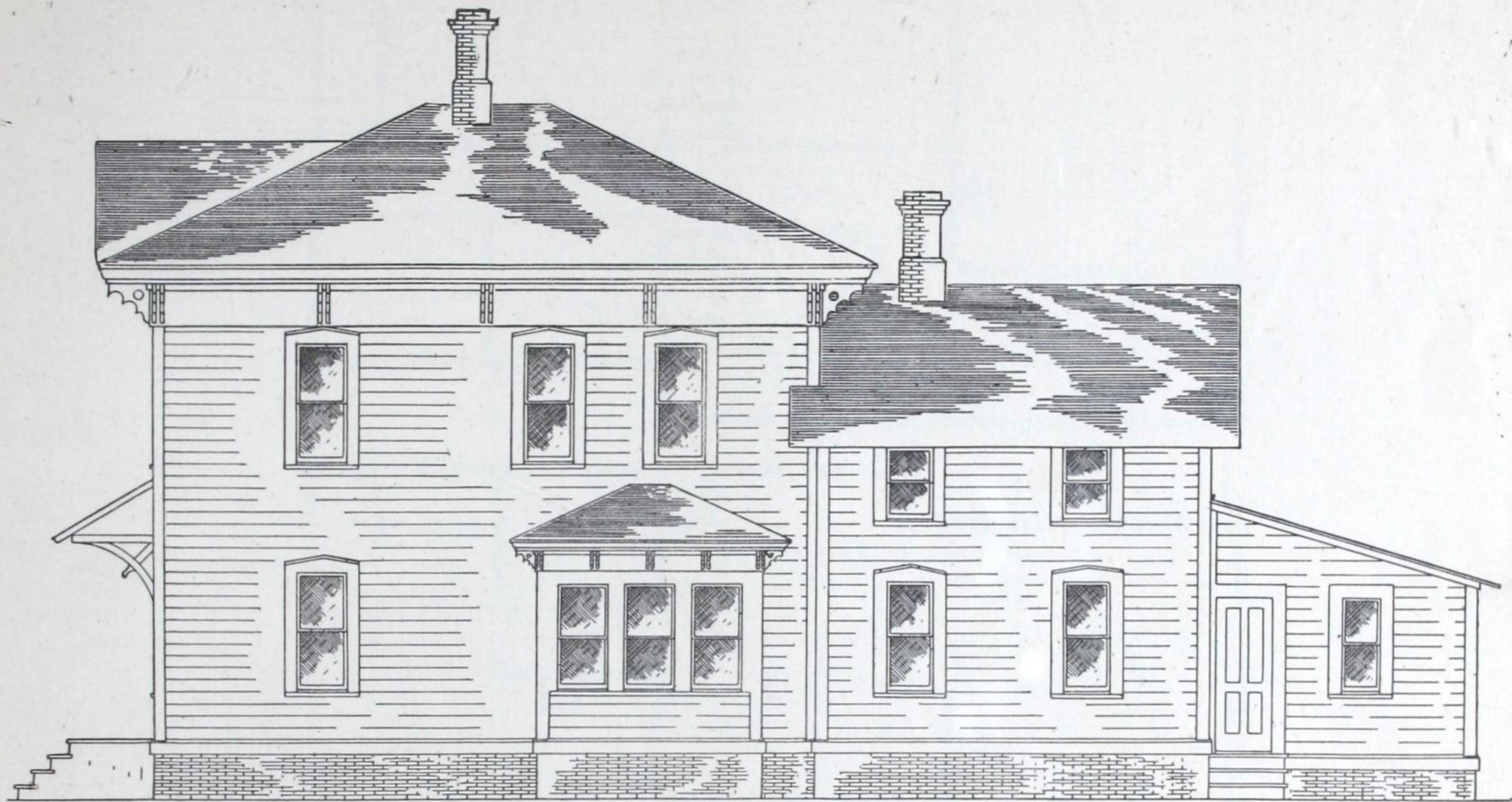


FRONT ELEVATION.

(175)

A HOUSE  
OF  
NINE ROOMS  
FOR \$2,000.

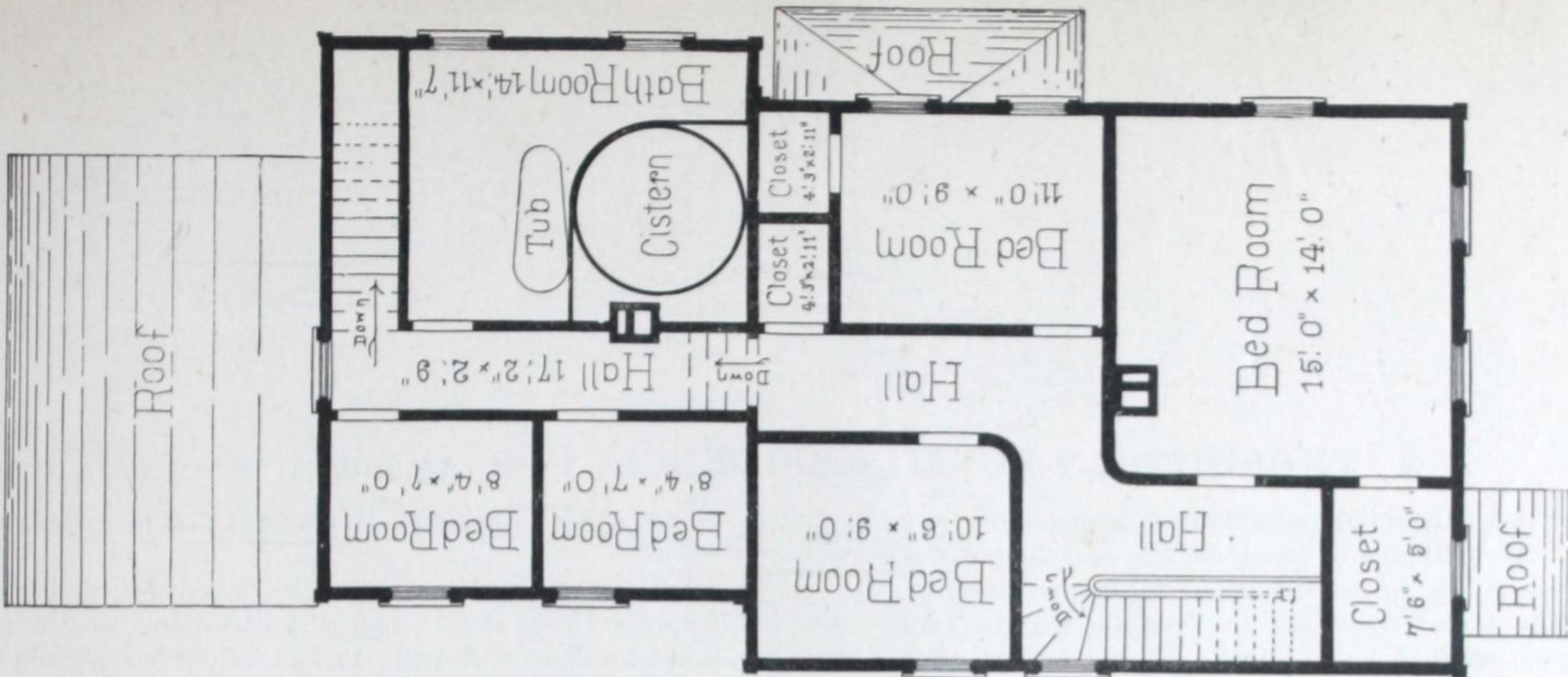




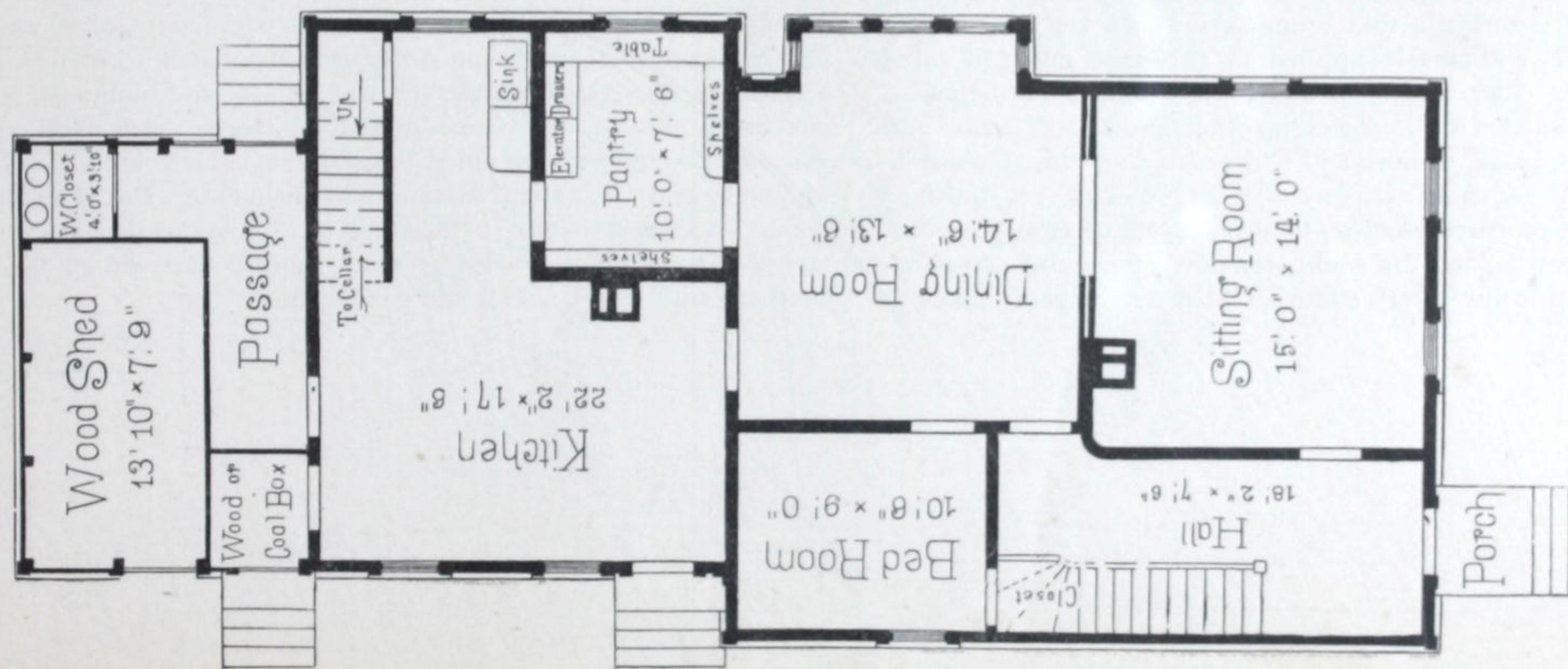
Side Elevation  
(177)



Second Floor



First Floor

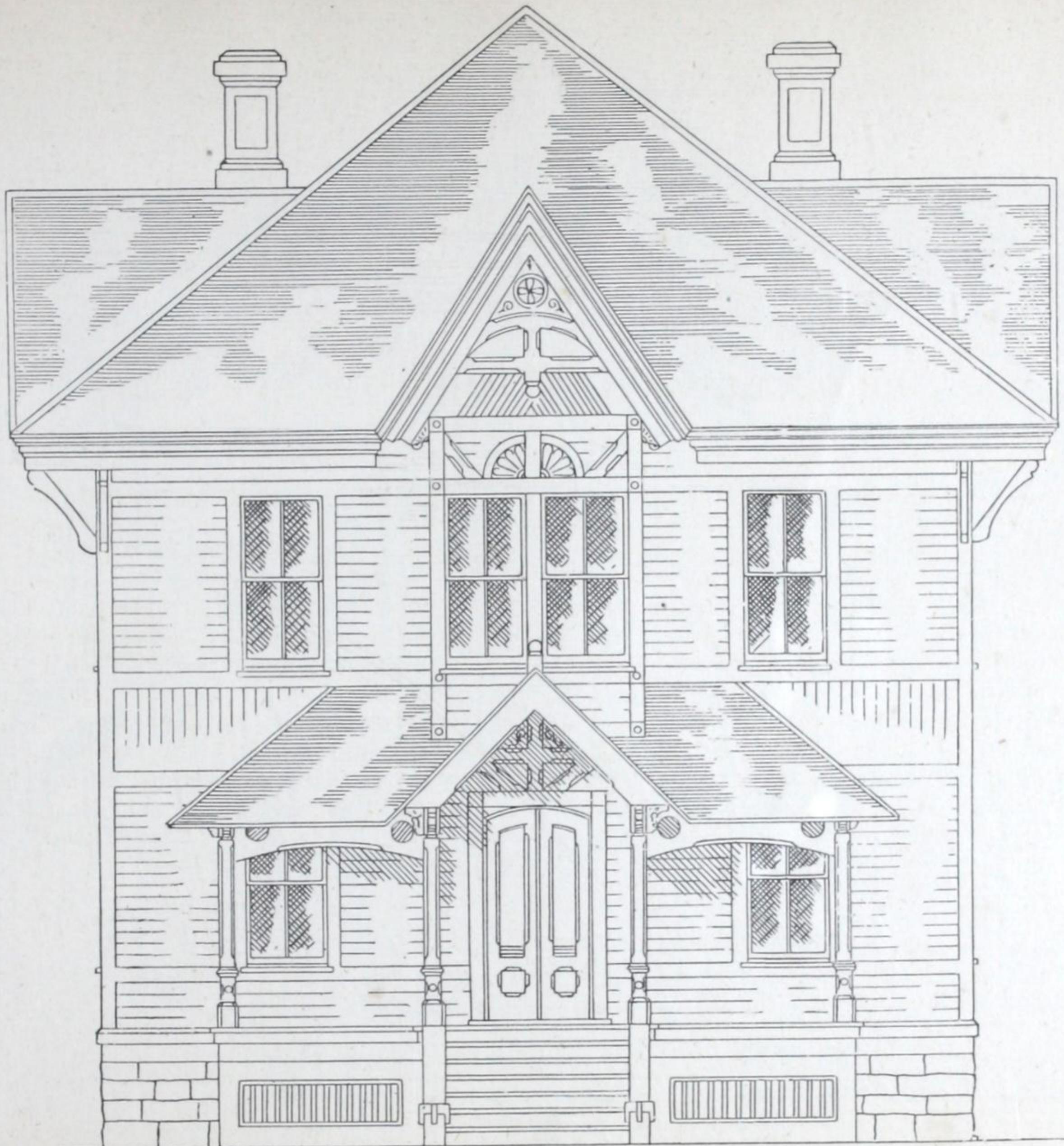


## A THOROUGHLY-BUILT RESIDENCE FOR \$3,000.

THE plans for this substantial and commodious dwelling were drawn by Mr. Jos. R. Redington of Scranton, Pa., and the purpose throughout is to employ the best material and skillful and thorough workmanship. The house was built in that city for the sum named (\$3,000); and while the plan could no doubt be executed, so far as the mere number, size and arrangement of rooms are concerned, for two-thirds that amount, or even less, the money was, we believe, judiciously applied in this case and full value received for it. The roof is of slate, the windows of the entire house double hung with iron weights, the mantels of parlor and dining-room of black walnut and white ash, and the posts, rails and balusters of the main stairway of polished oak. The finish of all the rooms is of corresponding quality, varied of course according to their location, and the same standard of general completeness is observed in the exterior finish, all the details being made to

conform to the spirit of the design, which is that of a solid and well-built house.

The height of ceilings in the first story is 9 feet, and in the second story 8 feet in the clear. The principal rooms on the first floor are, it will be seen, of liberal size, and indeed no room in the house is lacking in this respect. The arrangement of the kitchen, dining-room and pantry is a somewhat peculiar feature, and is such as to afford more than ordinary convenience in many ways. Externally, the design has the effect of solidity and plainness, without being devoid of ornament, and of course, both within and without, there is opportunity to spend as much money as the builder may desire in still further embellishment. But the idea of the architect is satisfactorily attained in the plan as it now stands; and there are many houses of much higher cost which do not compare with it in comfort and convenience.

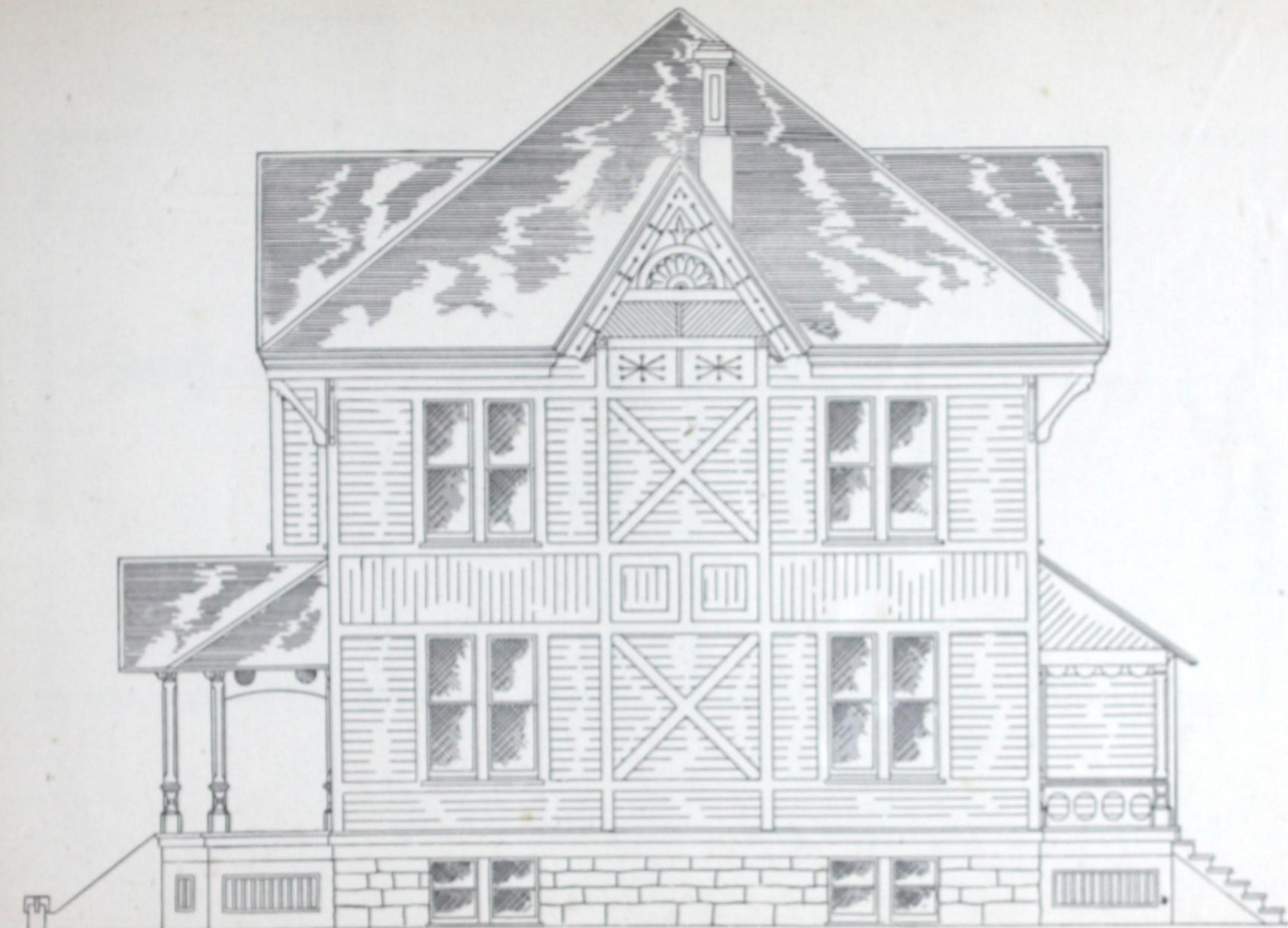


FRONT ELEVATION.

(181)

A  
THOROUGHLY-  
BUILT  
RESIDENCE  
FOR \$3,000.

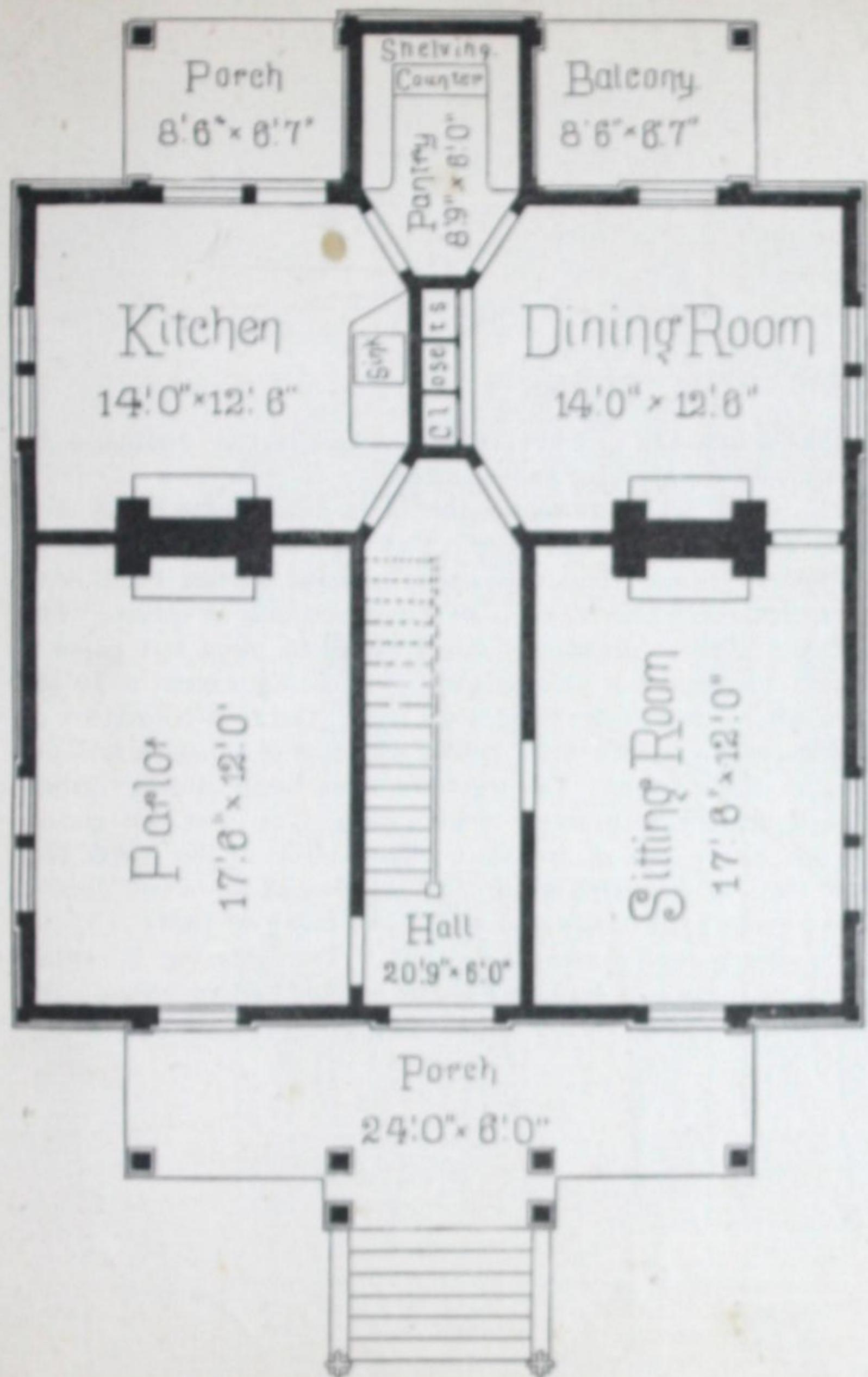




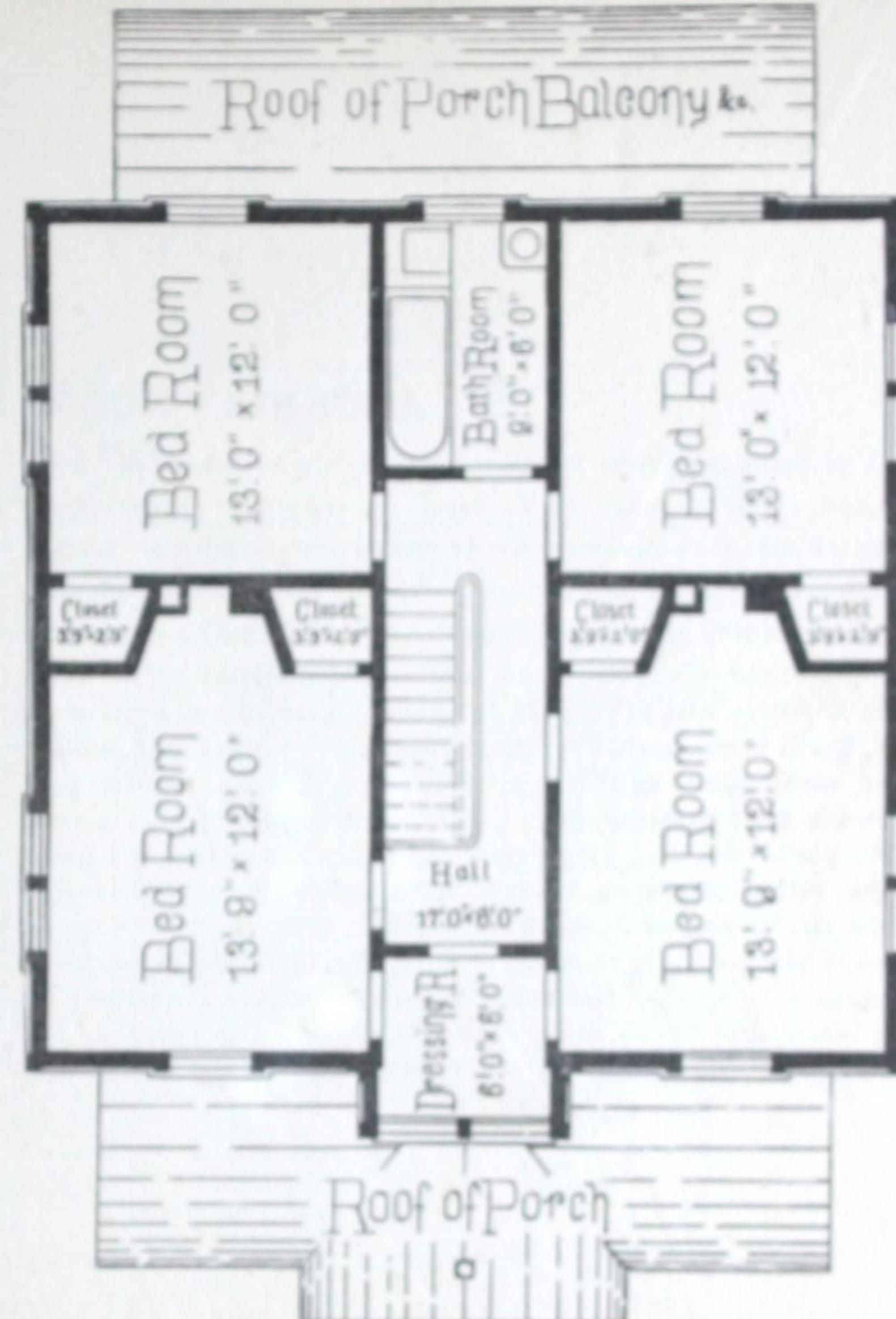
SIDE ELEVATION.

(183)





FIRST FLOOR.



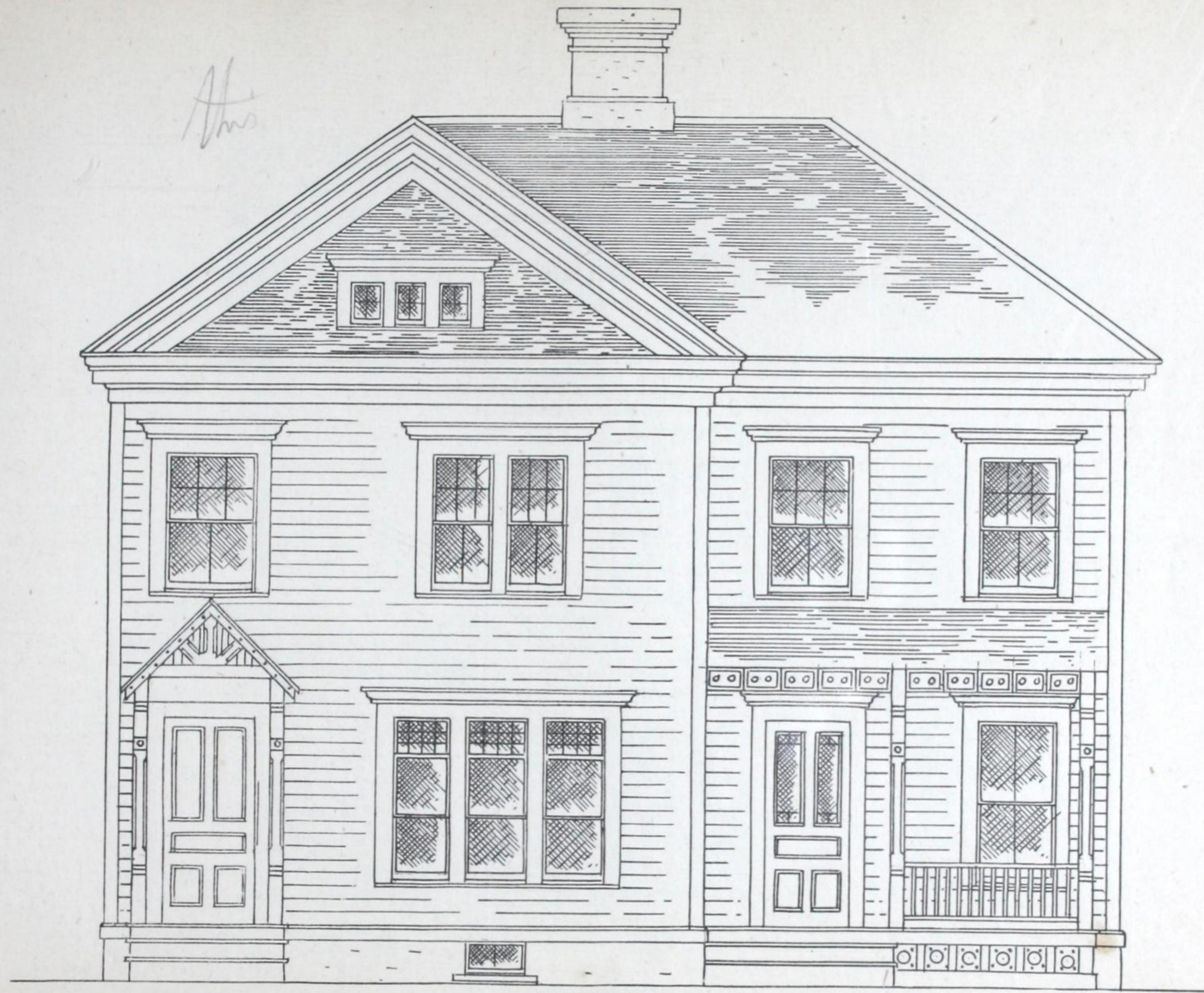
SECOND FLOOR.

## AN EIGHT-ROOM HOUSE FOR \$1,700.

THE estimate given for this house by the architect, Mr. John F. Lape of Greenbush, N. Y., must be regarded as extremely moderate, when its size, number of rooms and imposing external appearance are taken into account. That it can be built with that outlay, however, appears reasonable, provided nothing more is attempted than plain finish and serviceable material. The items as the architect gives them are as follows: excavation, \$35; stone work, \$148; brick work, \$75; plastering, \$165; timber and lumber, \$450; sash, doors and blinds, \$200; work, \$265; stairs, \$45; hardware, \$75; painting, \$75; plumbing and gutters, \$50; piazza, porch, platforms, etc., \$117; total, \$1,700. The figures are based on the ruling prices at Albany, N. Y., and for \$150 additional a cistern, drains and outhouse are included. It is manifest that in a house of the generally superior style of this there would be great temptation to exceed the amount appropriated under some of these heads, and \$2,500 could easily be expended in carrying out this plan. Nevertheless, by strict adherence to the economical

schedule which the architect has in view, it can doubtless be accomplished for the sum above stated.

The cellar, which is under the main house, is 20 by 28 feet, and the excavation  $4\frac{1}{2}$  feet deep. The wall is 18 inches thick, of hard quarry stone. The chimney is of hard burned brick, with three fire-places. The frame is of sound hemlock or spruce. The walls have hemlock sheathing boards on which good felt paper is laid, and the exterior covered with pine siding, except as to the gables, where clear pine shingles are laid. The roof boards are of hemlock, covered with first quality white pine shingles, laid  $5\frac{1}{2}$  inches to the weather. The windows have hung sliding sashes,  $1\frac{1}{4}$  inch, glazed with single thick glass. The roof and gables have one heavy coat of red stain; the exterior of the house two heavy coats of Brooklyn white lead and linseed oil in two shades of olive green; the blinds and sashes two coats of India red; the outside doors cherry stain varnished. The interior is either painted two coats of lead and oil, or stained and varnished; the mantels marbleized, and the wainscoting given two coats of oil.



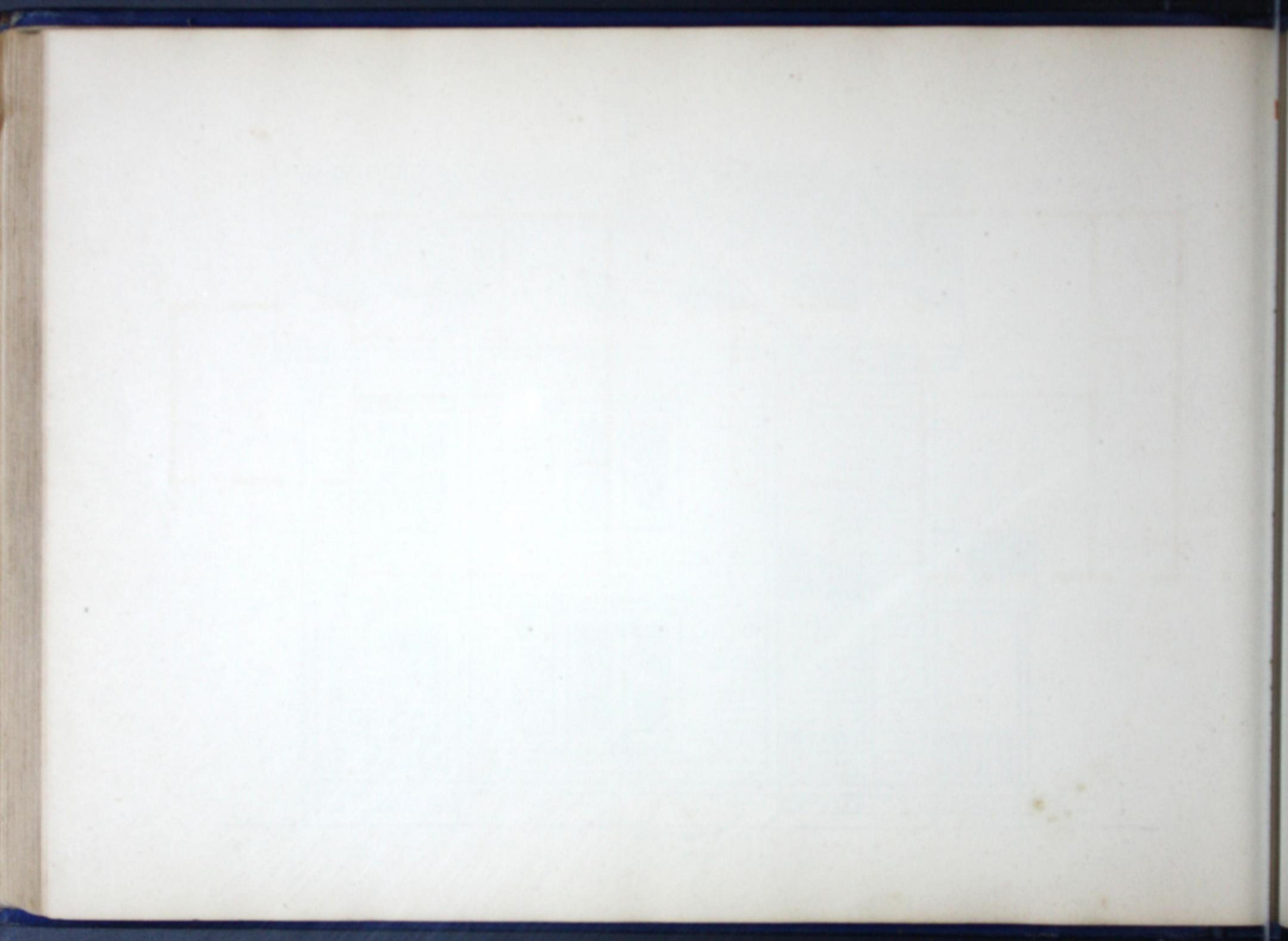
FRONT ELEVATION.

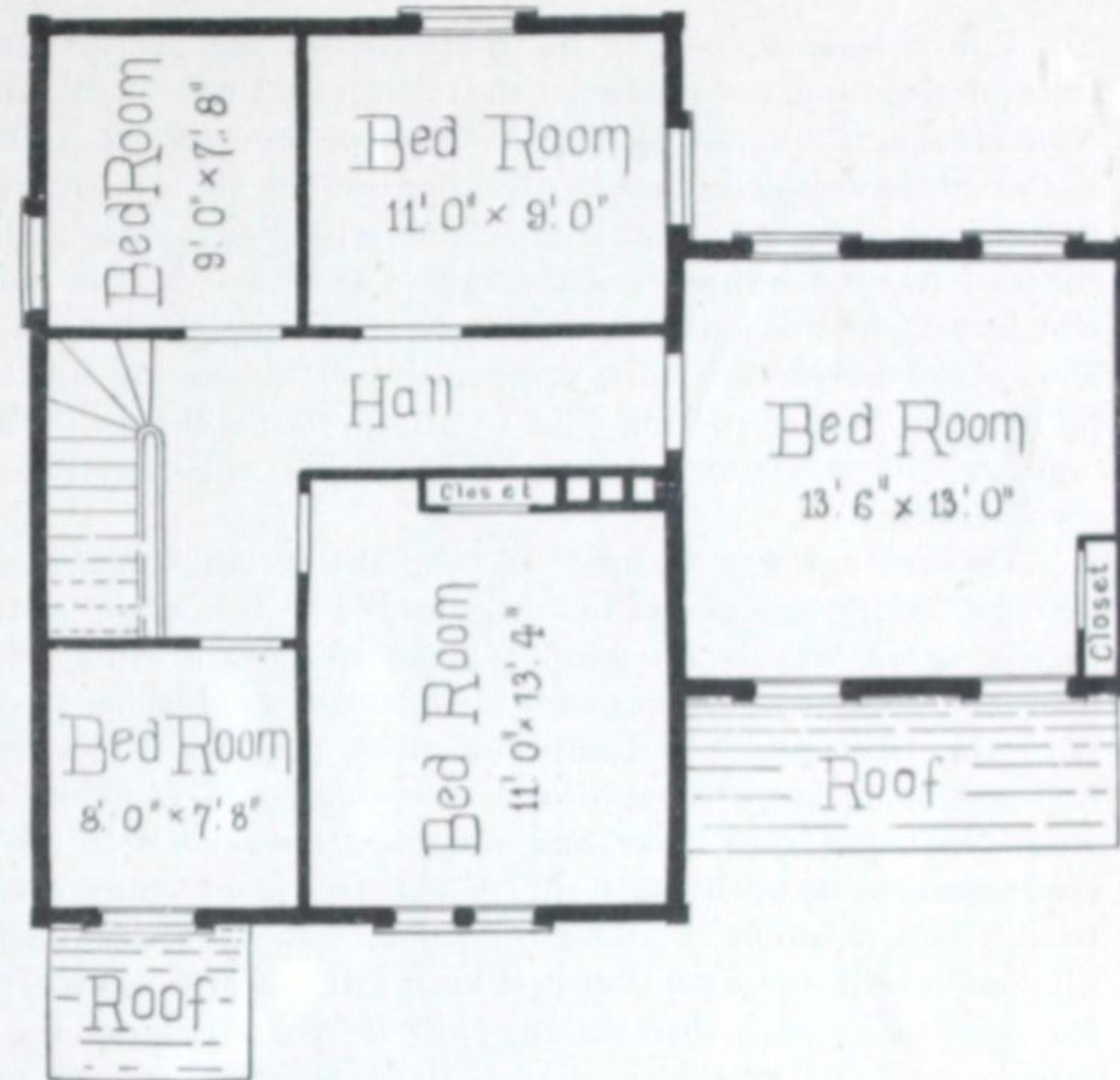
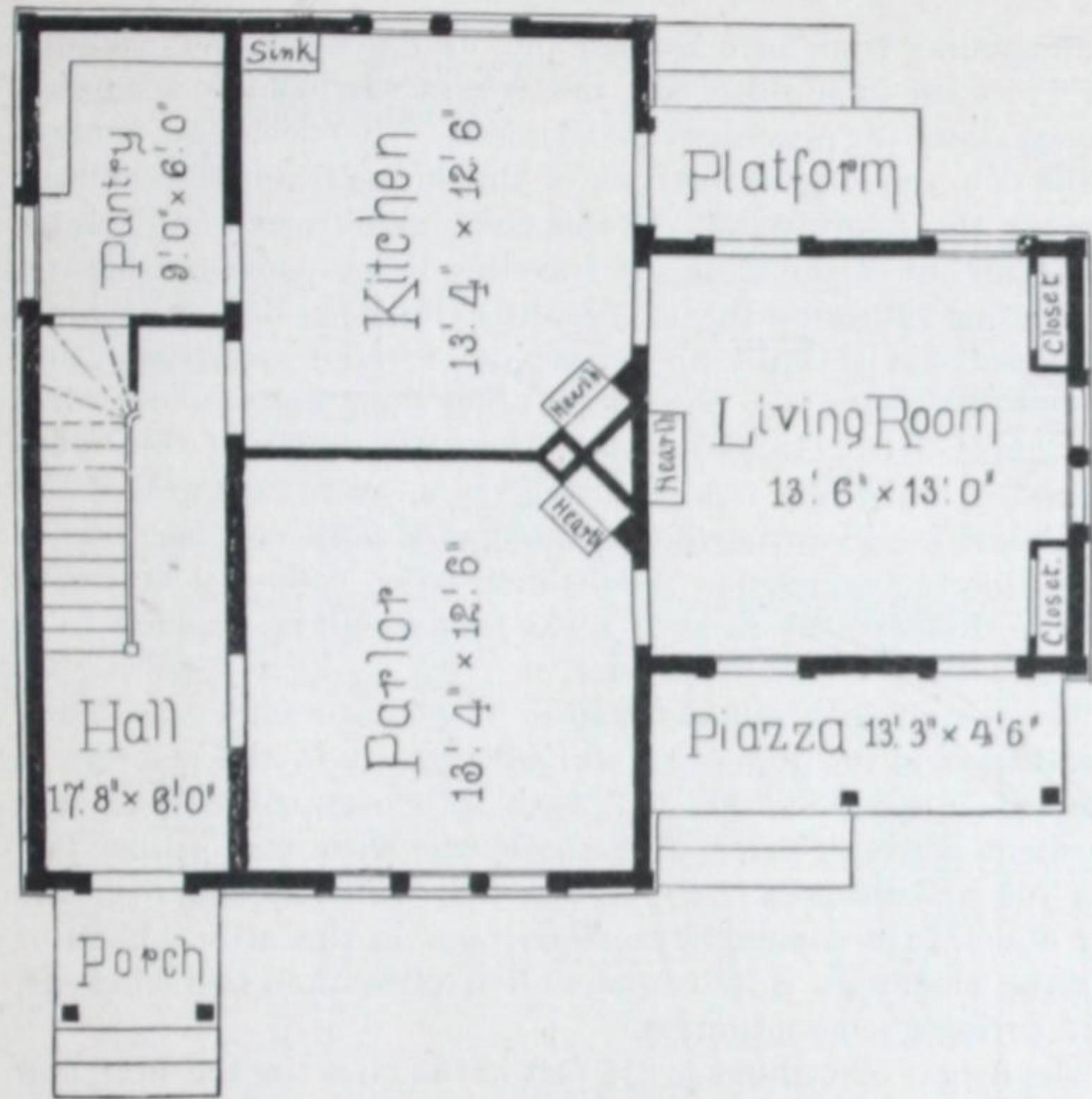
AN EIGHT-ROOM HOUSE FOR \$1,700.





SIDE ELEVATION.





## A PRETTY COTTAGE FOR \$1,000.

THE precise figures of the estimate for this picturesque and tasteful dwelling, as given by the designer, Prof. U. W. Hart of New Haven, Conn., are \$936.32. This must be regarded, of course, as the minimum price, and in carrying out the plan most persons, unless in especially favorable localities, will find it difficult to stop short of \$1,200; but we put the figures at \$1,000 as the least for which we should wish to undertake its erection for ourselves. This plan received the third prize in the MECHANICAL NEWS competition for houses costing \$500 to \$1,500. We will give the advantageous points claimed for it by its author, substantially in his own words.

This cottage was designed to meet the special wants of newly-married people and others in small families. It is not a farmhouse in any sense, but is intended for the snug little village damsel, who is not above doing her own work, and to enable her to do this with the least possible number of steps per day. The entrance hall, not being large enough for a reception room, is placed on the side where its front door and staircase are nearest to the work-room, and to the parlor as well. Under the front stairs are stairs to the cellar, which is under the whole house. On entering the kitchen, it will be found that it is both kitchen and pantry, and in the various closets surrounding will be found places for every article used in these two rooms, right where they are needed. Near the portable range is a closet for all the stove and iron-mongery of the house. Between the kitchen and dining-room will be found, next the floor, three drawers for table linen, opening into the dining-room; next above these one drawer for spices, etc., opening into the kitchen, and close by the mixing table, which is in front of the window; and over this last drawer are shelves for

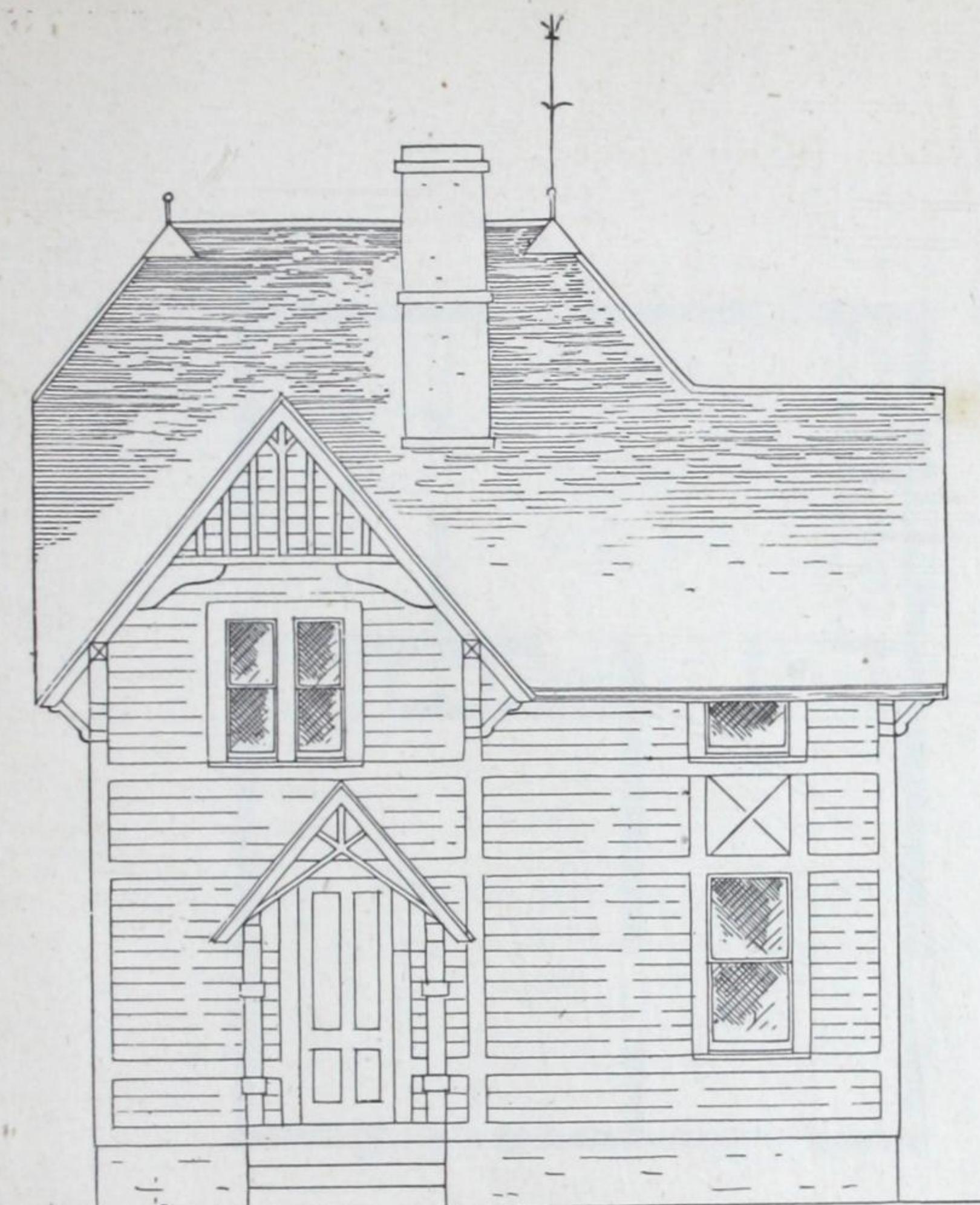
dishes, opening from both kitchen and dining-room, and enclosed with doors on each side. At the left of the window is another enclosed closet for provisions of all kinds. Between the window and the door opening to the back of the house is a table enclosed below for the flour barrel. In this combined kitchen and pantry all drawing out of the table and traveling to and from the pantry, bringing and returning the articles three times per day, is avoided.

Bayard Taylor built his large villa without any parlor, and said that his friends who should visit him must be content to live as his family lived. In like manner the little parlor of this house is intended to be the family sitting-room, and the kitchen and dining-room are so arranged that the family work can be done in them without observation. The dining-room communicates with both the other rooms in such a way that it will be warmed from them sufficiently for its proper use.

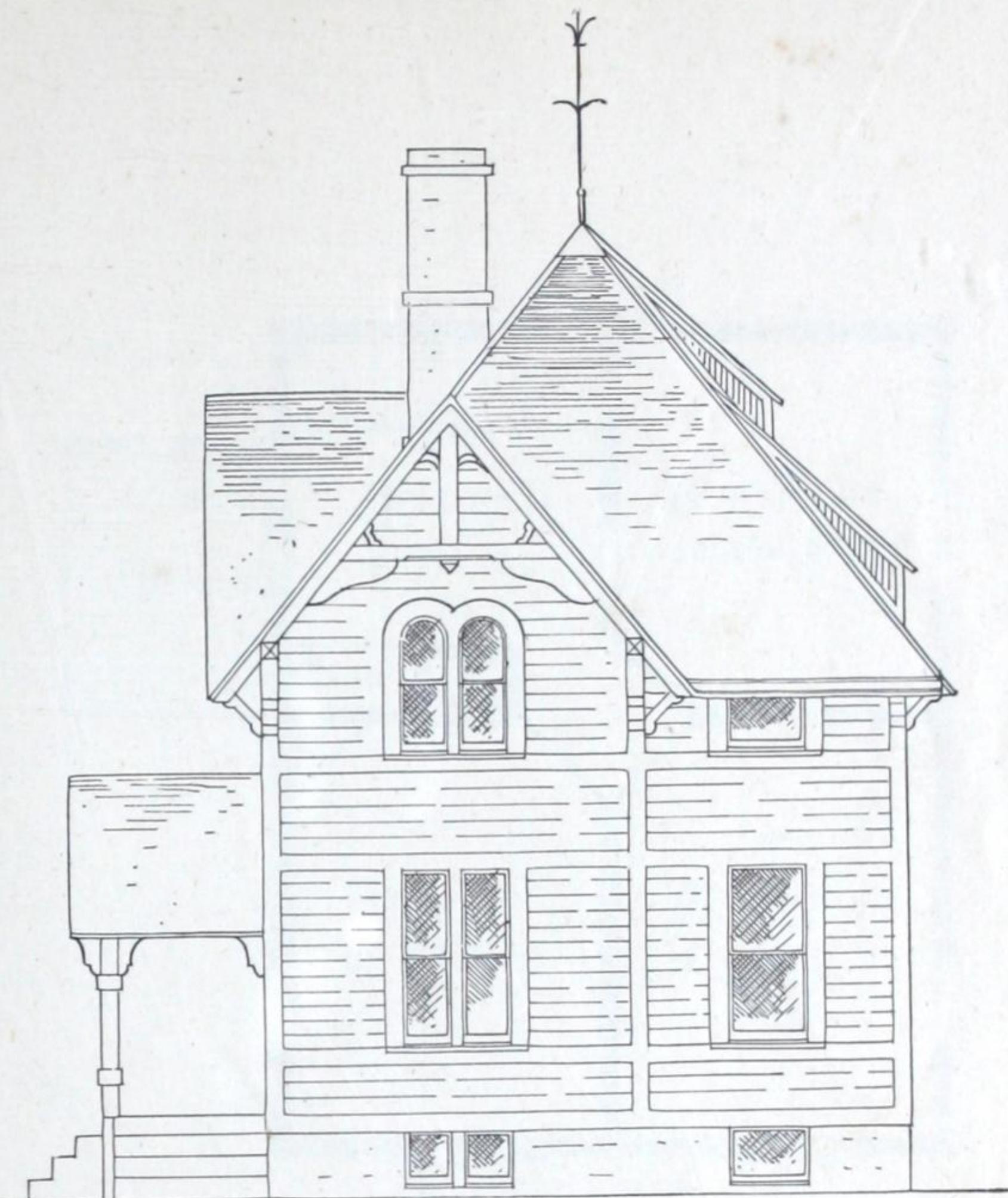
The second floor will be found to be planned with equal care. A small stove in the upper hall will add greatly to the comfort of all the chambers; and the hall, with its closet, will make a very convenient sewing-room. But those who wish can utilize this space for a bath-room. From this hall stairs ascend, over the other stairs, to a commodious store-room in the attic. Each of the three chambers is provided with a closet and two windows, thus securing good ventilation.

The height of ceilings is  $8\frac{1}{2}$  feet in the clear in the first, and 8 feet in the second story.

The purpose of this design, to state it briefly, is to make a home of which its occupants may be proud, even though it be situated in the midst of more pretentious and expensive neighbors.

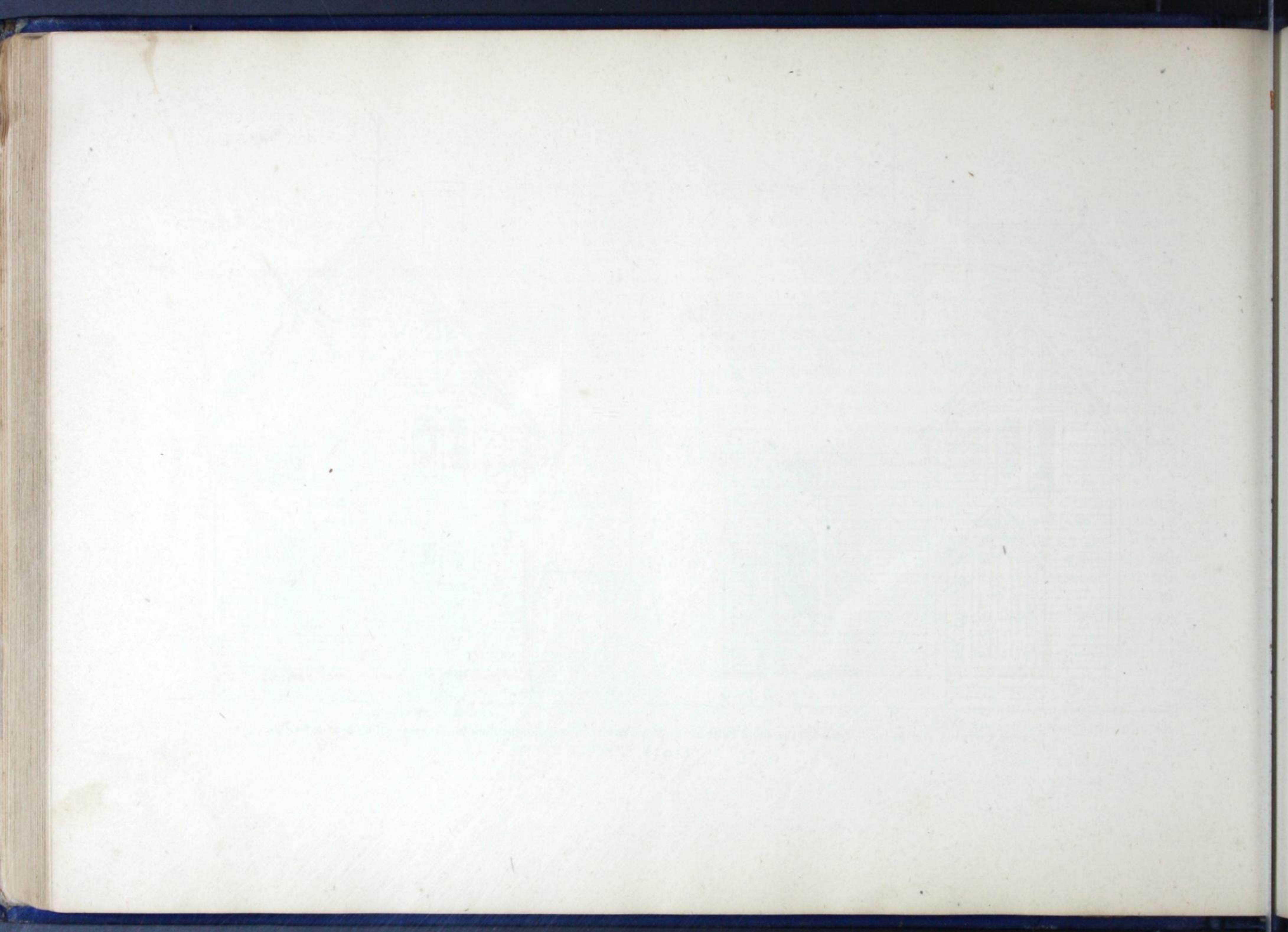


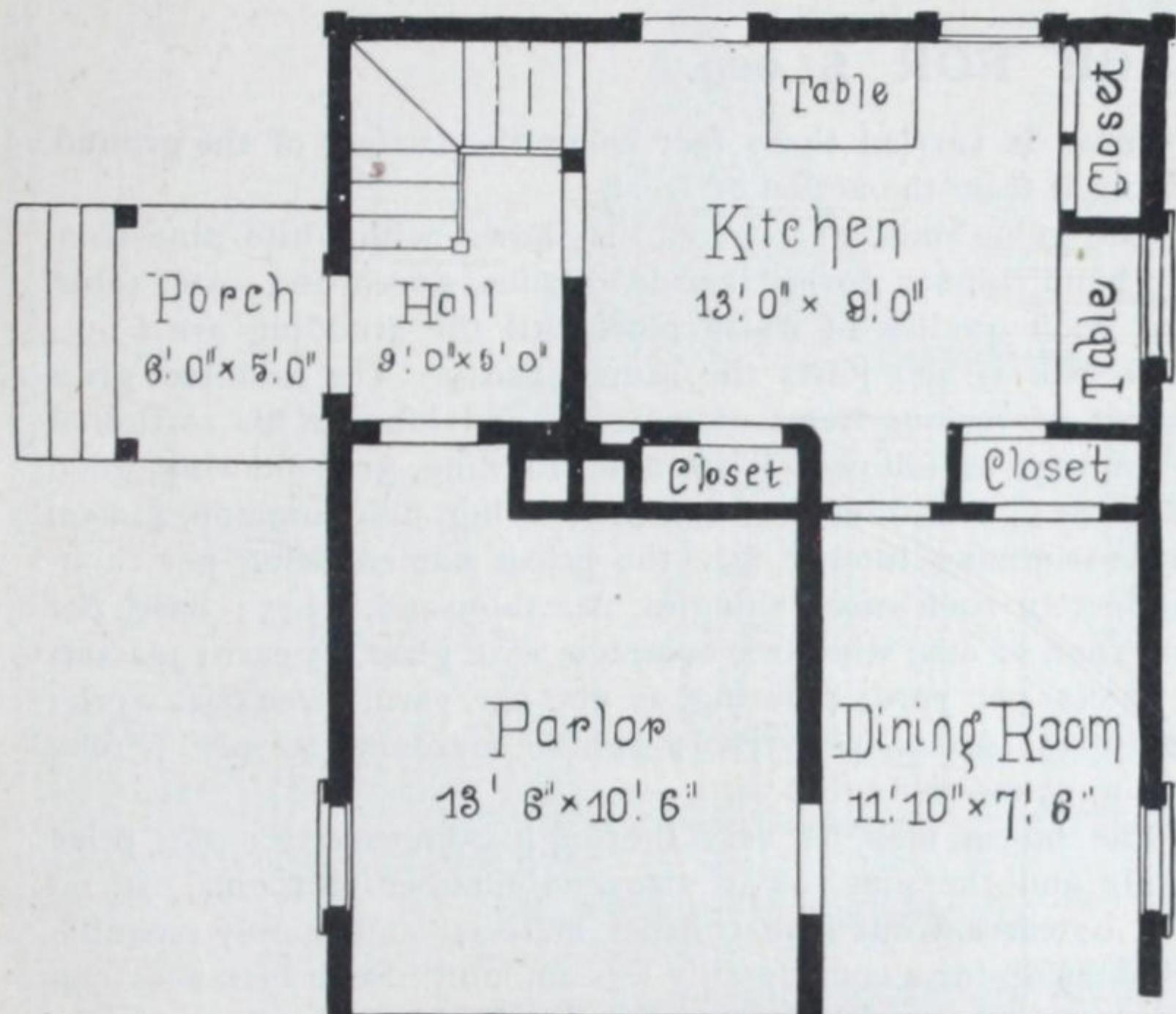
SIDE ELEVATION.



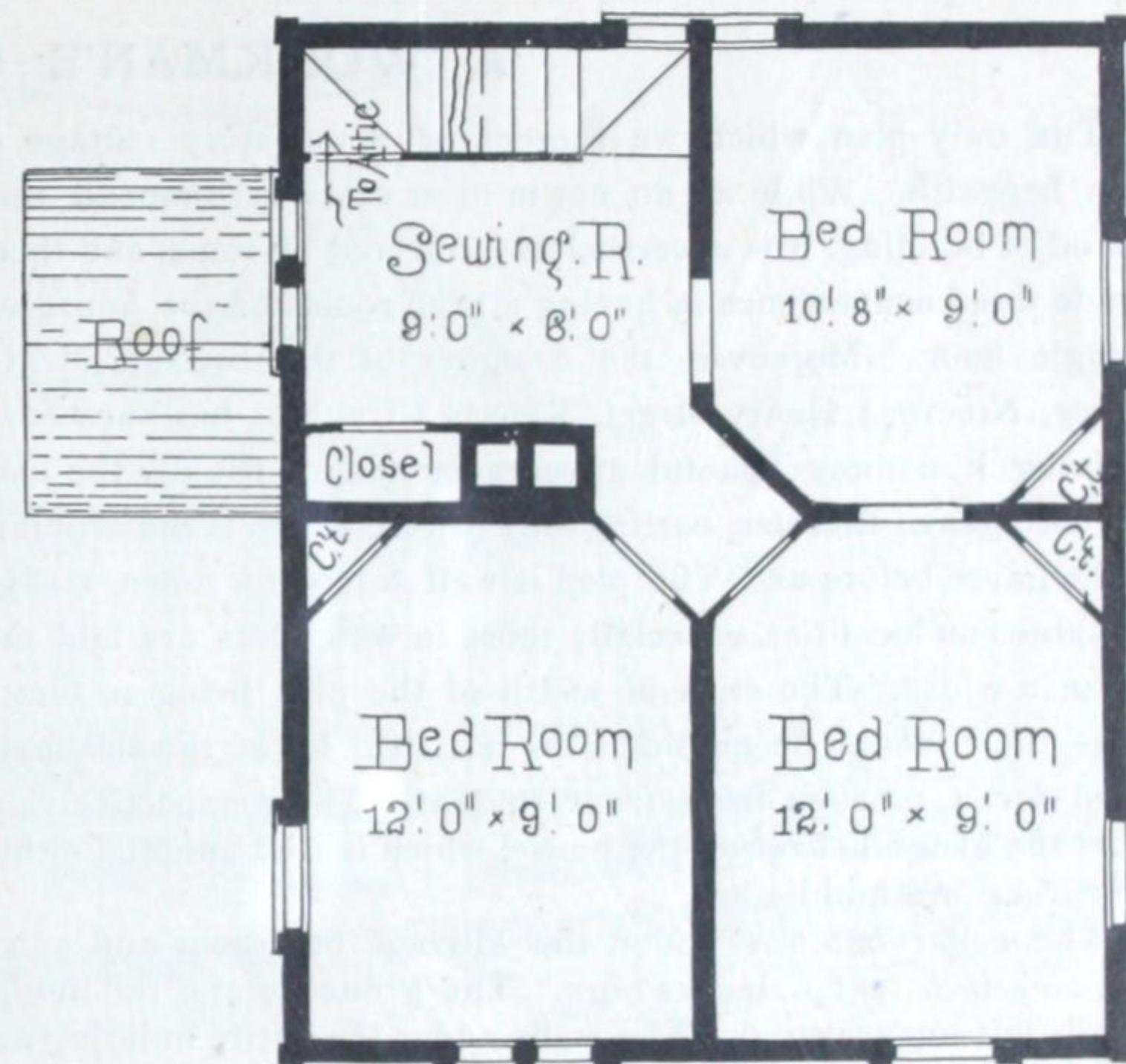
FRONT ELEVATION.

A PRETTY COTTAGE FOR \$1,000.—Awarded the Third Prize in the MECHANICAL NEWS Competition for Houses costing \$500 to \$1,500.





FIRST FLOOR.



SECOND FLOOR.

## A WORKMAN'S COTTAGE FOR \$1,000.

THE only plan which we present of a one-story cottage is given herewith. While we do not in most cases recommend that method of building, it is nevertheless preferred by some, and there is undoubted convenience in having all the rooms of the house on a single floor. Moreover, the designer of this cottage, Mr. G. Garvey, No. 1904 Henry Street, Kansas City, Mo., has succeeded in giving it a more tasteful appearance than is usually the case with cottages of this size, costing only \$1,000, which is the estimate for the house before us. The plan is well suited for town, village and suburban localities, especially those in which lots are laid out 25 feet in width. The extreme width of the plan being 20 feet 6 inches, there would be ample room left in a lot of the size mentioned for a passage from front to rear. The perspective view shows the general effect of the house, which is well adapted either to a corner or a middle lot.

The cellar extends under the kitchen, bed-room and entry only, and is 6 feet 6 inches high. The ground under the living-room is left unexcavated. The walls under the entire building are 18 inches thick, of stone; and the foundation under the front of

the house is carried three feet below the surface of the ground, securing it from the action of frost.

The gable ends are covered, as shown, with white pine shingles; band courses, corner boards, cornice, porch and water table, all of good quality of white pine. All the studding are 2 by 4 inches, No. 1, and joists the same quality. The architect gives the cost of various items of material and labor in his section of the country, as follows: joists and studding, \$18; flooring, good quality, \$24; sheathing for roof, \$16; siding, first common, \$23.50; outside trimming lumber, \$30, the prices named being per thousand feet in each case; shingles, per thousand, \$3.75; base, per linear foot, 10 cts.; windows, complete with glass, \$5 each; plastering, 28 cts. per yard; painting, 22 cts. per yard, three-coat work; brick work, \$10.50 per 1,000; rubble masonry, \$2 per perch; grading, 35 cts. per cubic yard.

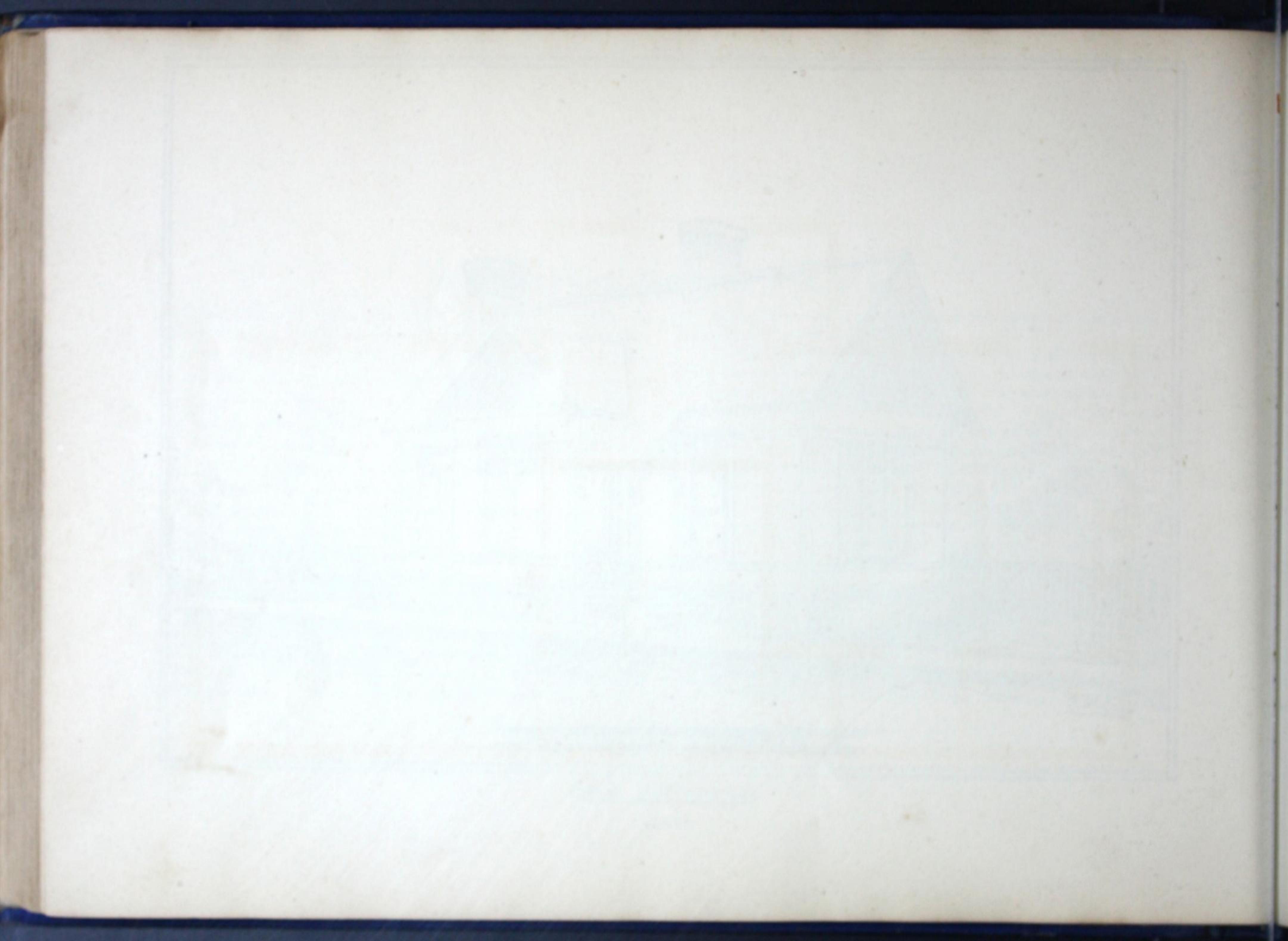
The house may be very thoroughly finished for the price named; and the plan, as to size and number of rooms, can no doubt be carried out with cheaper material and merely passable workmanship for a considerably less amount. Such instances can easily be found, but the man who builds for himself will naturally demand a good and durable job.

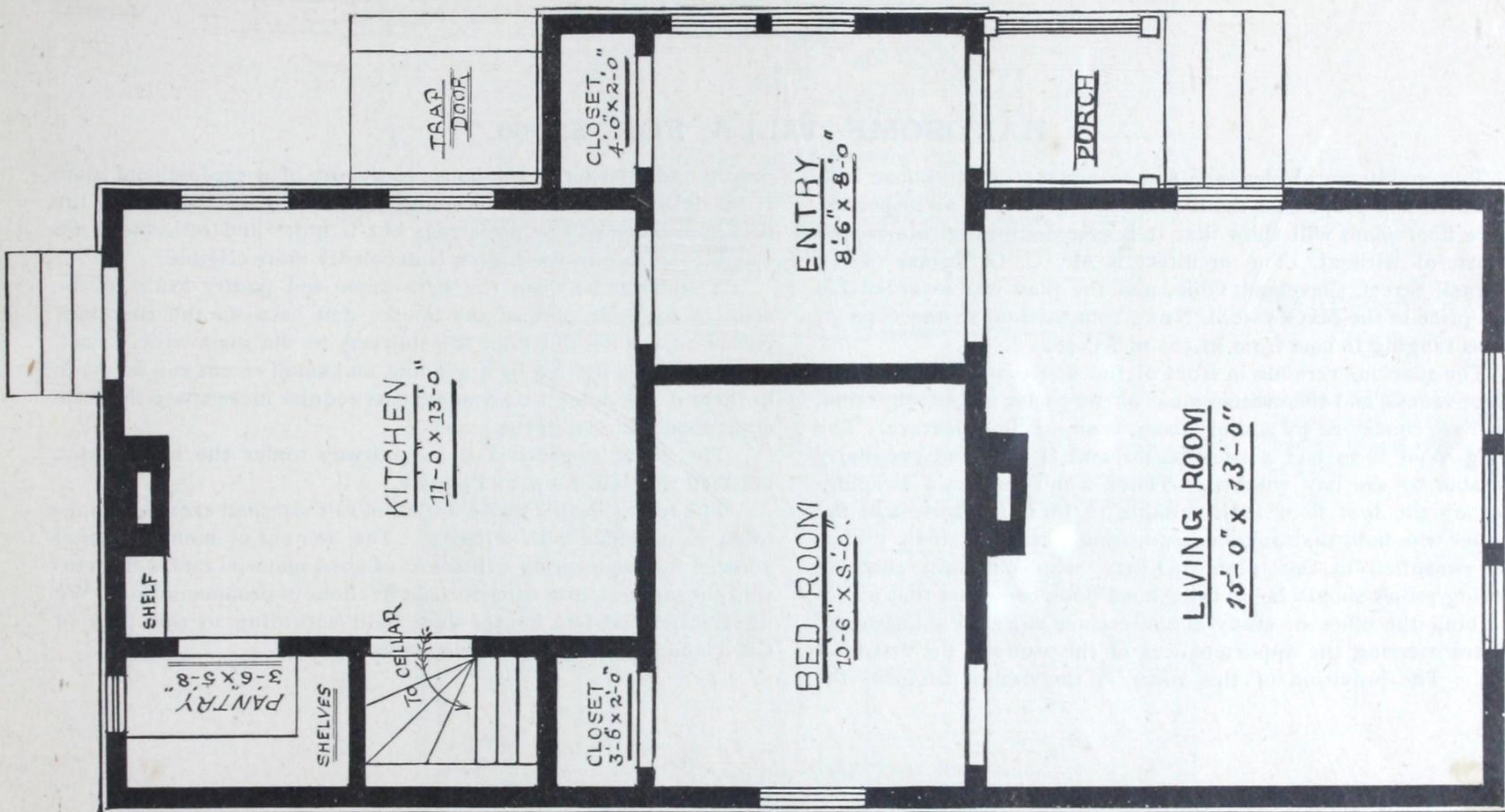


WORKMAN'S COTTAGE

ESTIMATE COST \$1000.00

(197)





## A HANDSOME VILLA FOR \$2,700.

THE architectural elegance and symmetry of the house here illustrated will prepossess the reader in its favor, and an inspection of the floor plans will show that it is commodious within as well as tasteful without. The architect is Mr. C. G. Toense of 165 Brownell Street, Cleveland, Ohio, and the plan was awarded the third prize in the *MECHANICAL NEWS* competition, in the class of houses ranging in cost from \$1,500 to \$3,000.

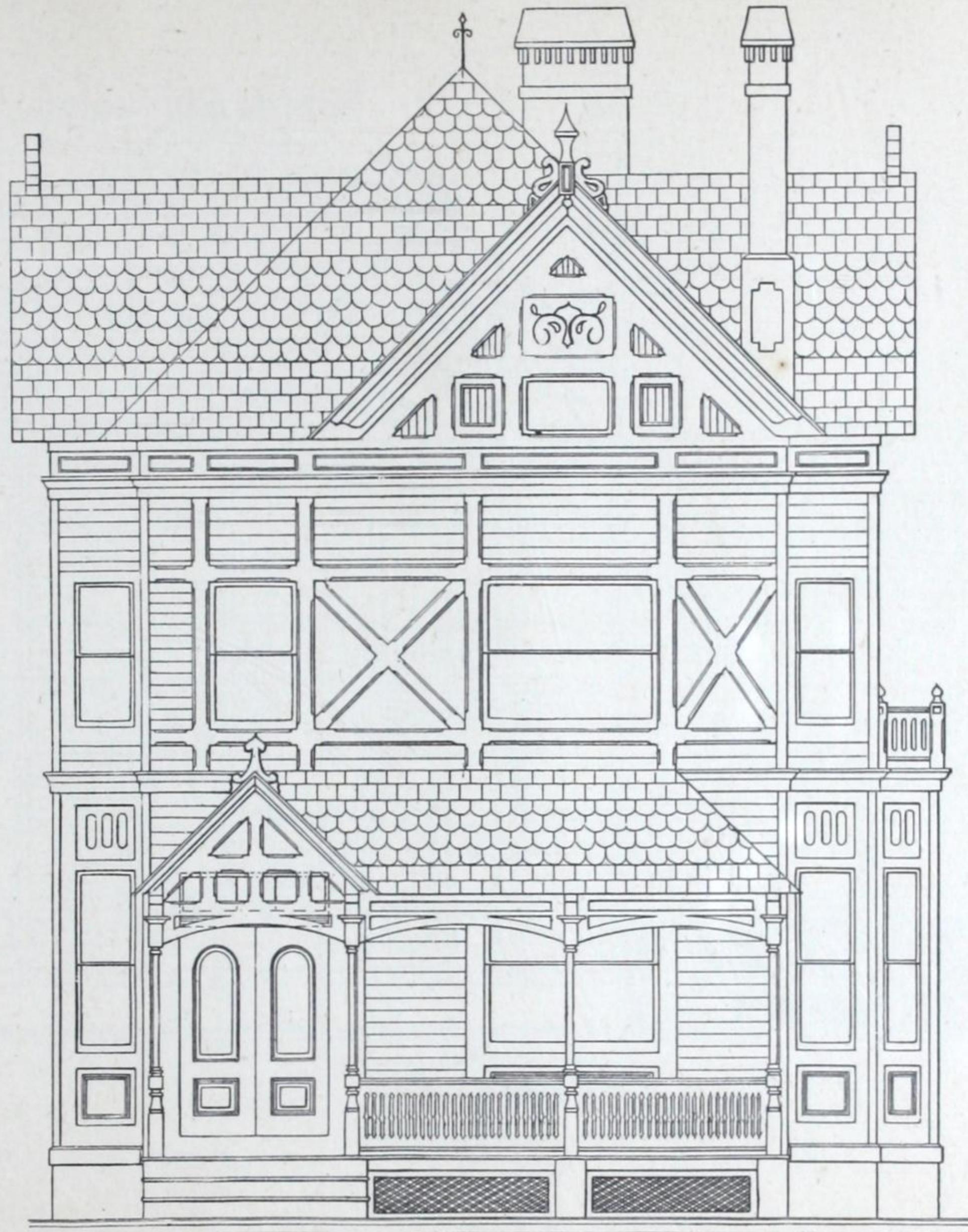
The spacious veranda in front of the house adds much to its attractiveness, and the arrangement of the parlor and sitting-room, which are connected by sliding doors, is an excellent feature. The sitting-room is in fact a back parlor, and is rendered peculiarly desirable by the bay window. Those who consider a sleeping-room on the first floor indispensable to their comfort—and the number who hold that opinion is not small—will find their preference consulted in this plan. Others, who maintain that all sleeping-rooms should be on the second floor, can effect that object by taking the office or study in the second story for a bed-room, and transferring the appurtenances of the study to the first-floor room. The provision of this room in the design suggests the

peculiar adaptation of the house to the use of a professional man. If he desires to be easily accessible to callers or to the family, the first-floor office will be preferred; but if quiet and retirement are sought, the second-floor room is decidedly more eligible.

A stairway between the bath-room and pantry leads to the attic in the rear part of the house; and between the two back rooms on the second floor is a stairway to the main attic. Each of the attics is lighted by a window, and small rooms can be made in them if the domestic arrangements require more space than the eight rooms shown in the plan.

The cellar is reached by a stairway under the back stairs, between the bath-room and pantry.

The rooms in this house are all of fair size, and every sleeping-room is provided with a closet. The amount of money (\$2,700) allowed for the erection will admit of good material and workmanship throughout, and considerable freedom in ornamentation. We understand that two houses were built according to this plan in Cleveland in the Spring of the present year.

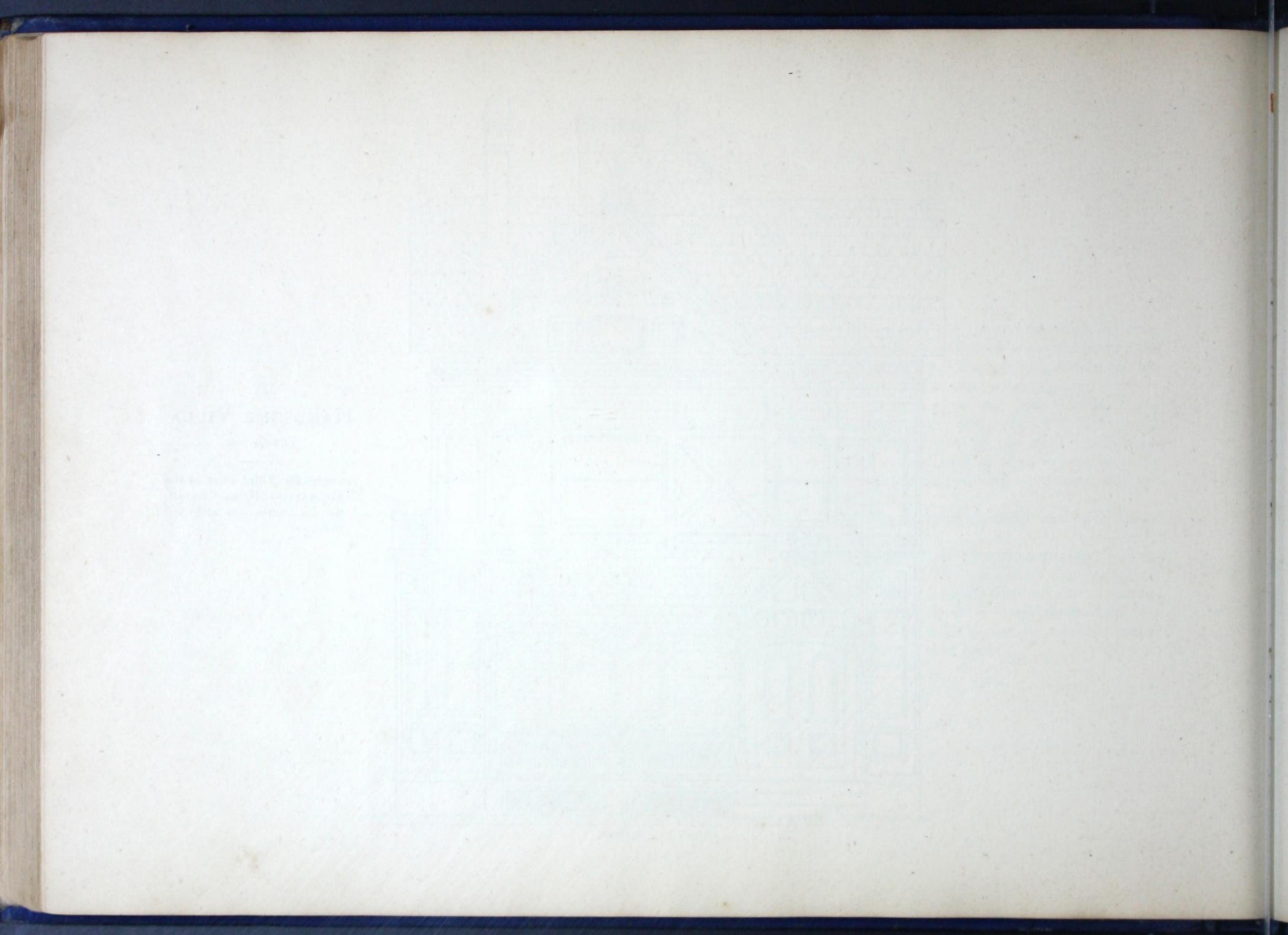


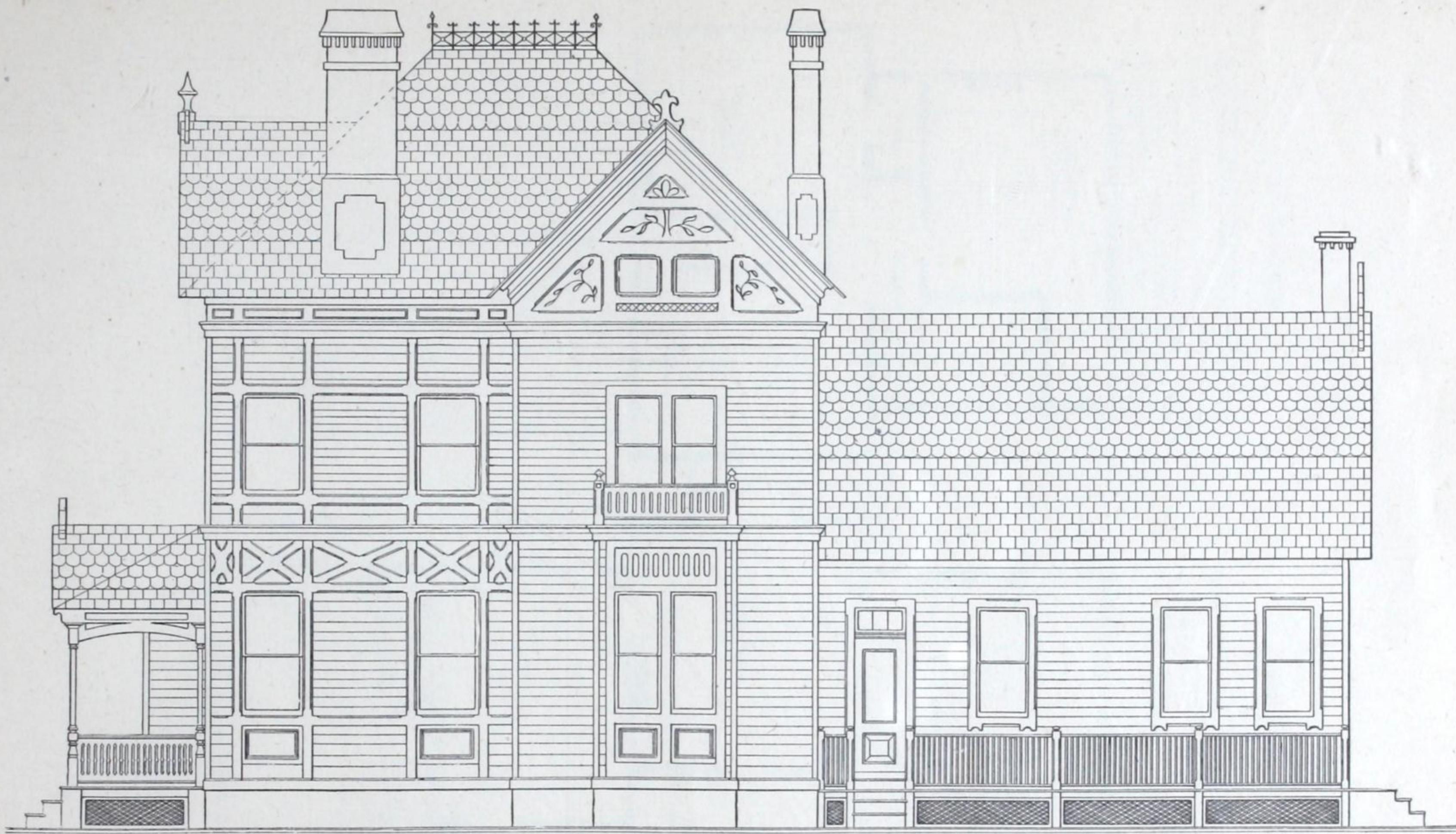
FRONT ELEVATION.

(201)

A  
HANDSOME VILLA  
FOR \$2,700.

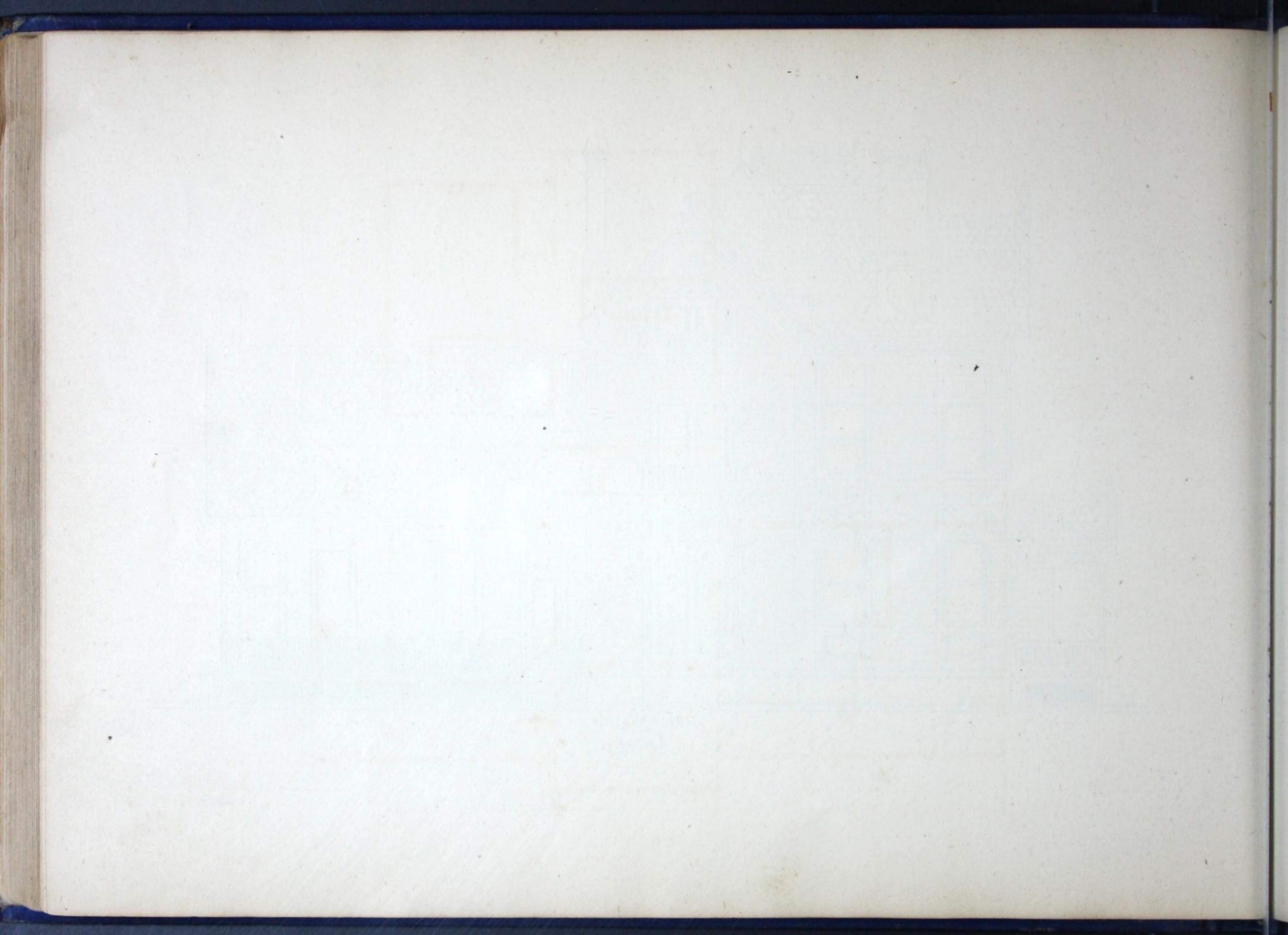
Awarded the Third Prize in the  
MECHANICAL NEWS Competi-  
tion for houses costing \$1,500  
to \$3,000.

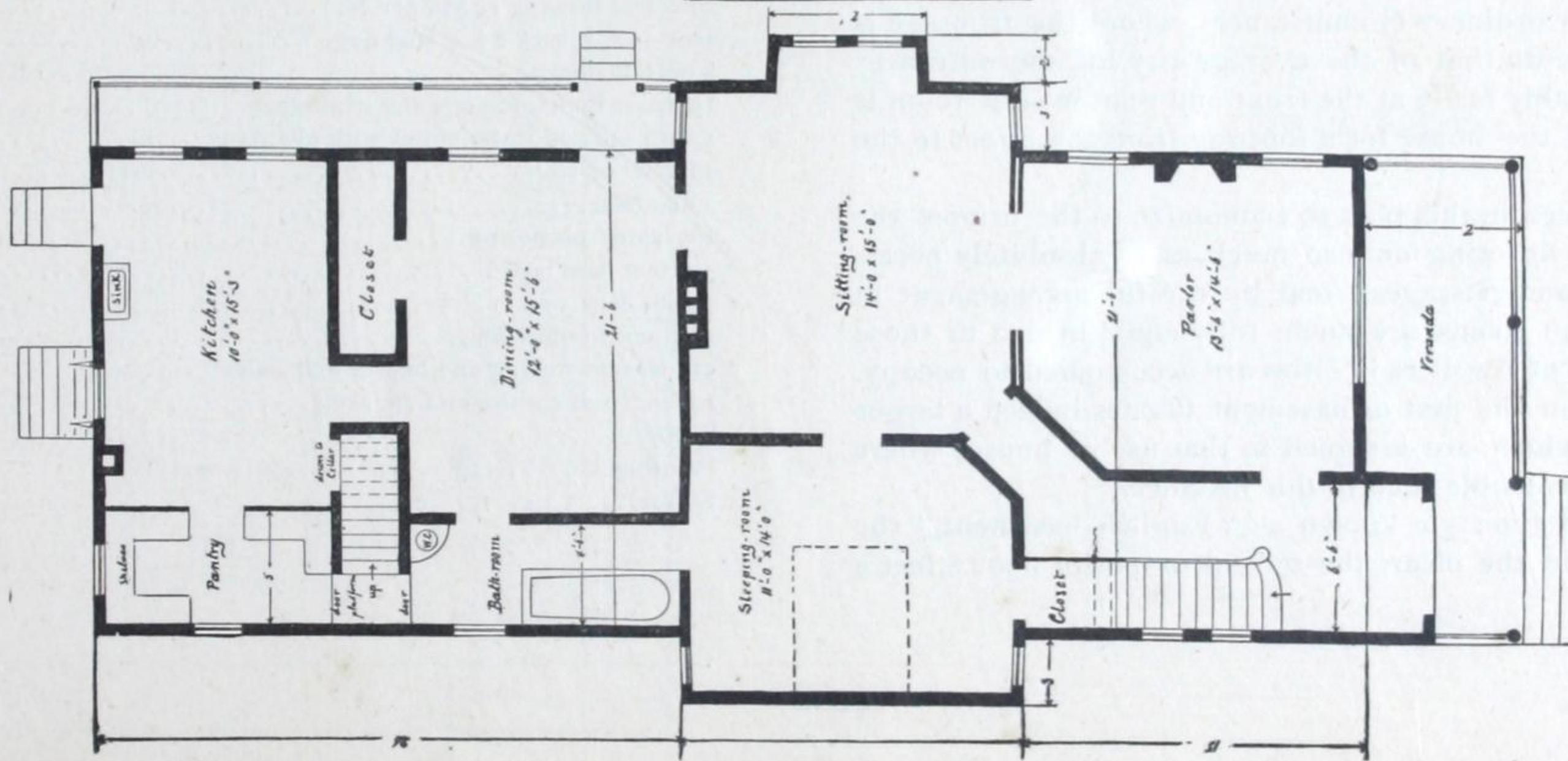




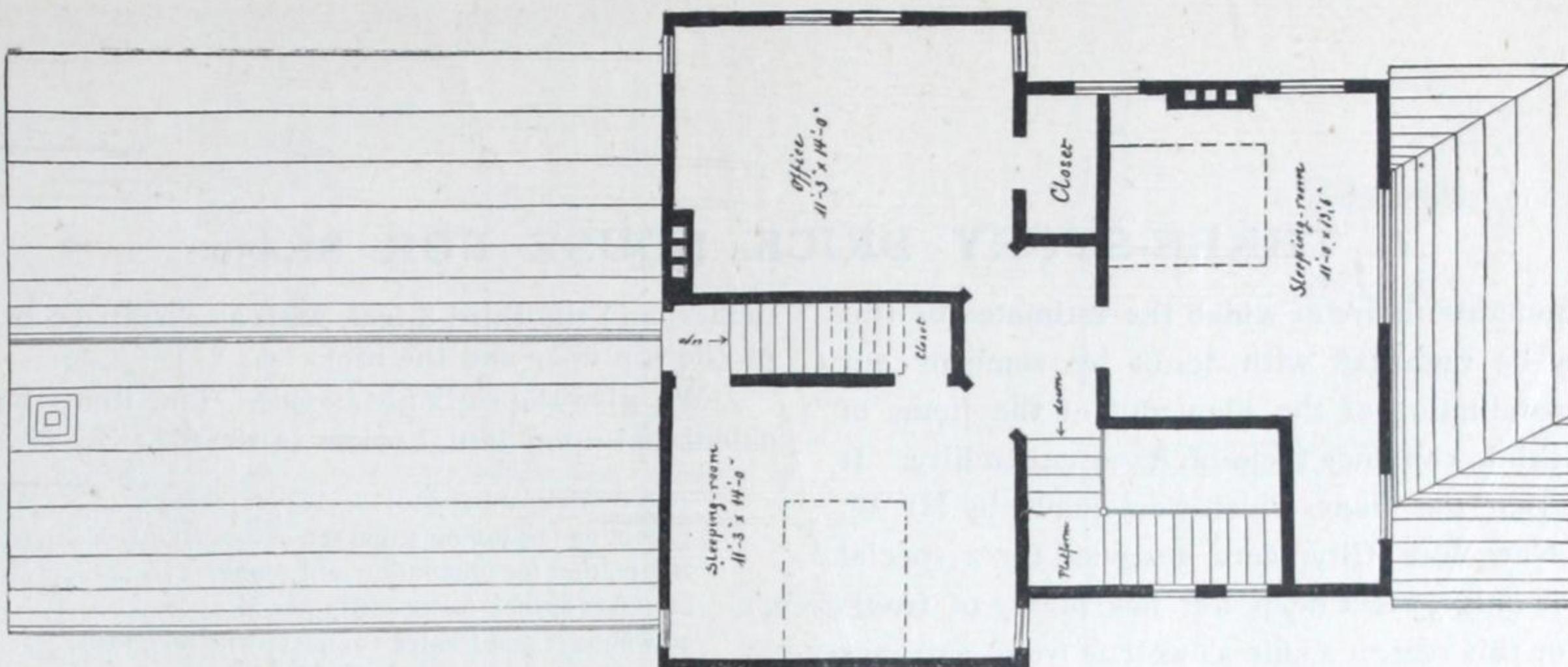
SIDE ELEVATION.

(203)





FIRST FLOOR.



SECOND FLOOR.

## A THREE-STORY BRICK HOUSE FOR \$1,450.

THE extremely moderate figure at which the estimate for this house is placed may be regarded with doubt by some of our readers, but a close examination of the plan and of the items of the estimate will, we think, convince them of its practicability. It should be stated here that the plans, which were made by Mr. W. H. H. Blackman of New York City, were designed for a special case in which the lot is only 35 feet deep, but has plenty of frontage on the street. For this reason a side as well as front entrance is given; but under ordinary circumstances, where the frontage is limited, and the depth that of the average city lot, the entrances would be most suitably made at the front and rear, even if room is left at the side of the house for a footway from the street to the back yard.

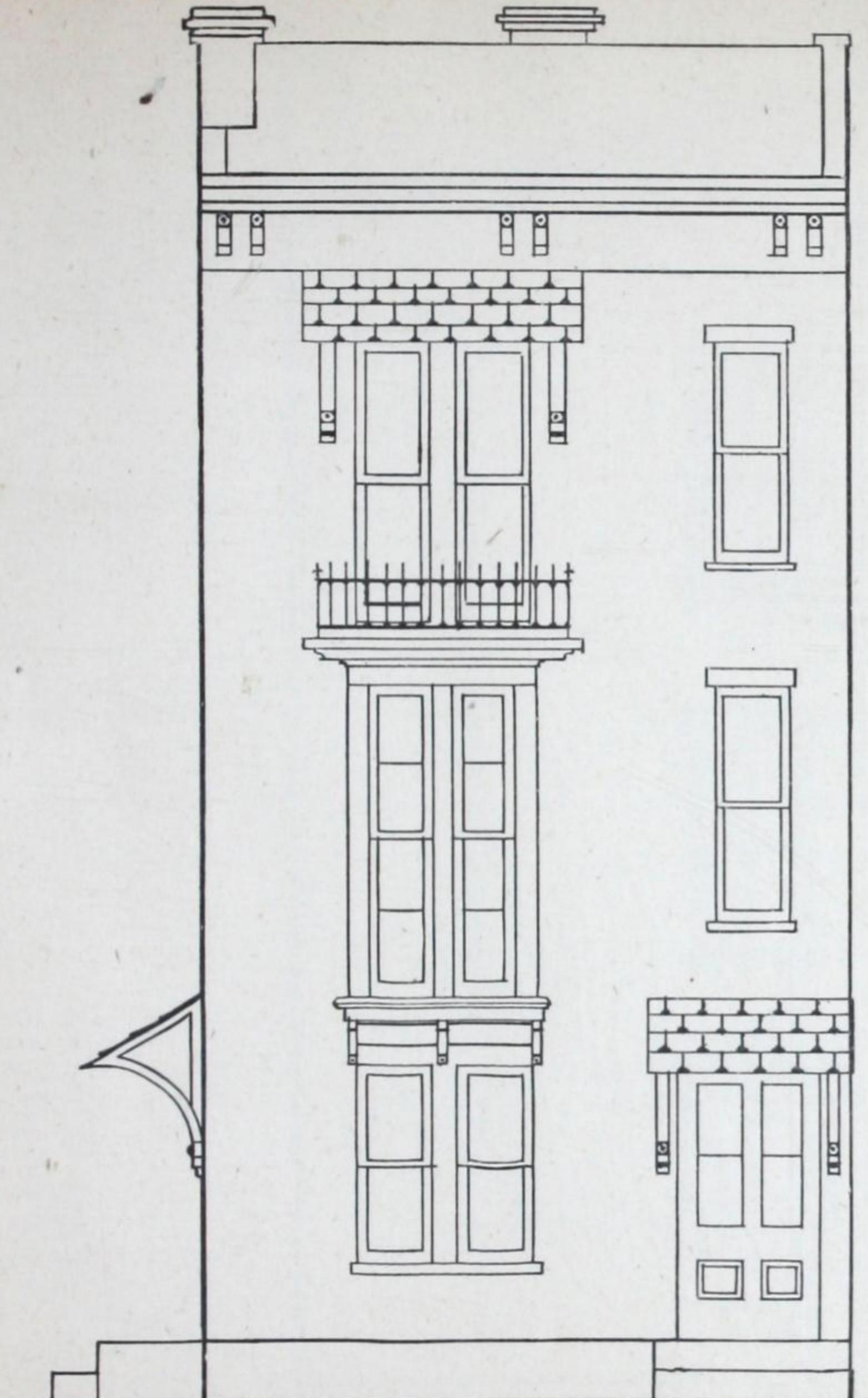
The aim has been in this plan to economize to the utmost the space at command, devoting only so much as is absolutely necessary to staircases and passages; and by careful management in this respect, all the rooms are made fully equal in size to those which the majority of dwellers in cities are accustomed to occupy. The dining-room on the first or basement floor is indeed a larger room than many which are assigned to that use in houses where space is much less valuable than in this instance.

The house is of the style known as "English basement," the first story 8 feet in the clear, the second or parlor floor 8 feet 9

inches, and the third 8 feet, with an air space between the ceiling of the top floor and the roof.

We give the estimate in full. The items have been carefully calculated upon actual prices in the State of New York.

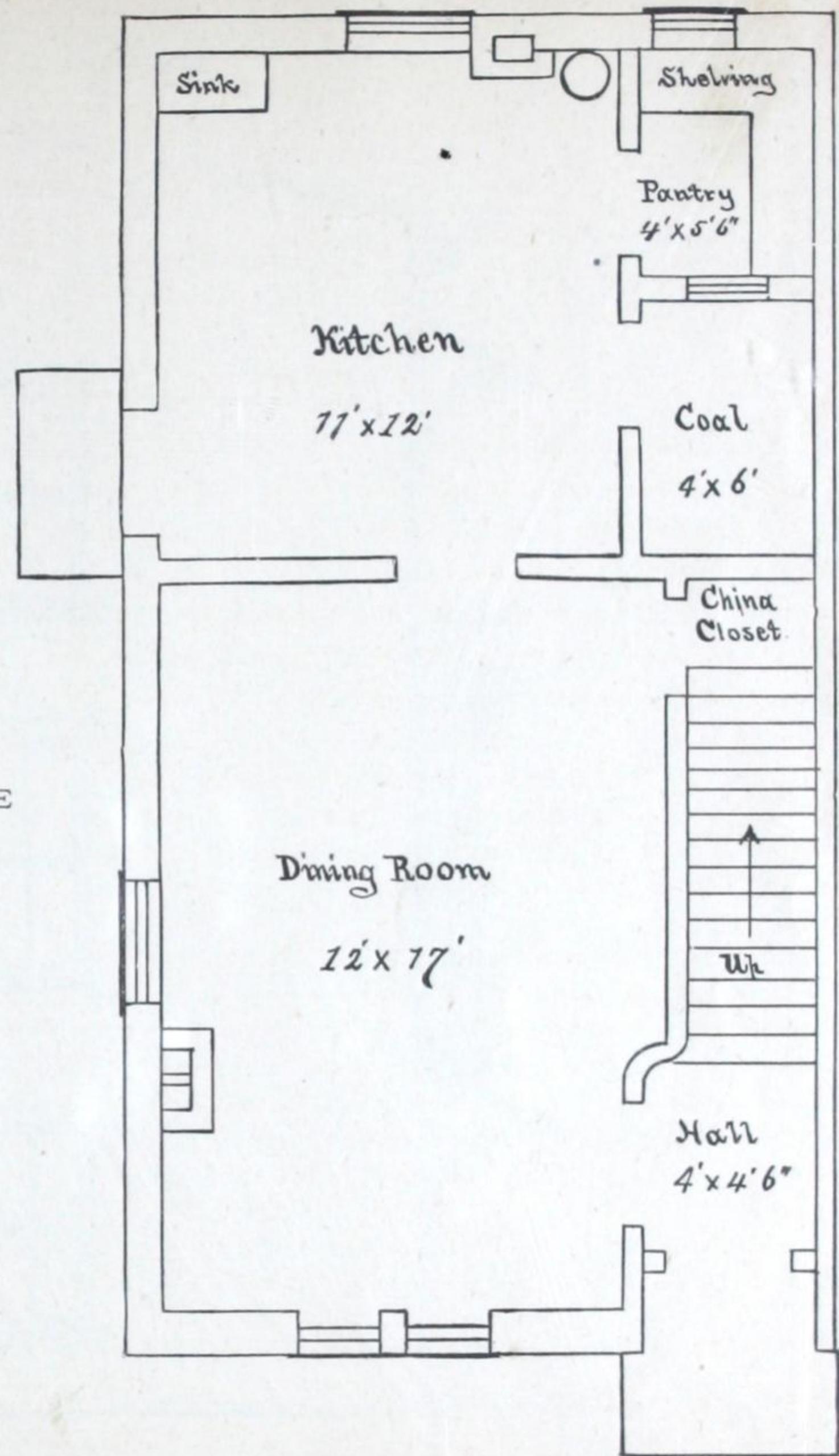
43,000 brick laid @ \$10.....	\$430.00
74 feet underpinning stone set.....	15.00
Excavation for foundation and stone.....	25.00
2600 feet spruce joists @ \$13 per M.....	34.00
20 windows and frames complete with weights.....	160.00
2000 feet flooring @ \$28 per M.....	56.00
1000 feet spruce 2 x 4 studding.....	13.00
2 outside doors.....	20.00
15 inside doors, casings and trimmings.....	75.00
1 bath tub and water closet with plumbing.....	55.00
2 flights of stairs.....	45.00
2 mantels.....	18.00
465 yards plastering.....	120.00
500 feet base board.....	20.00
2 door caps.....	30.00
20 stone window sills.....	16.00
535 feet tin roofing and boards and paint.....	58.00
19 feet front cornice and brackets.....	15.00
Labor.....	125.00
Painting.....	75.00
Extras.....	45.00
	<hr/>
	\$1,450.00



FRONT ELEVATION.

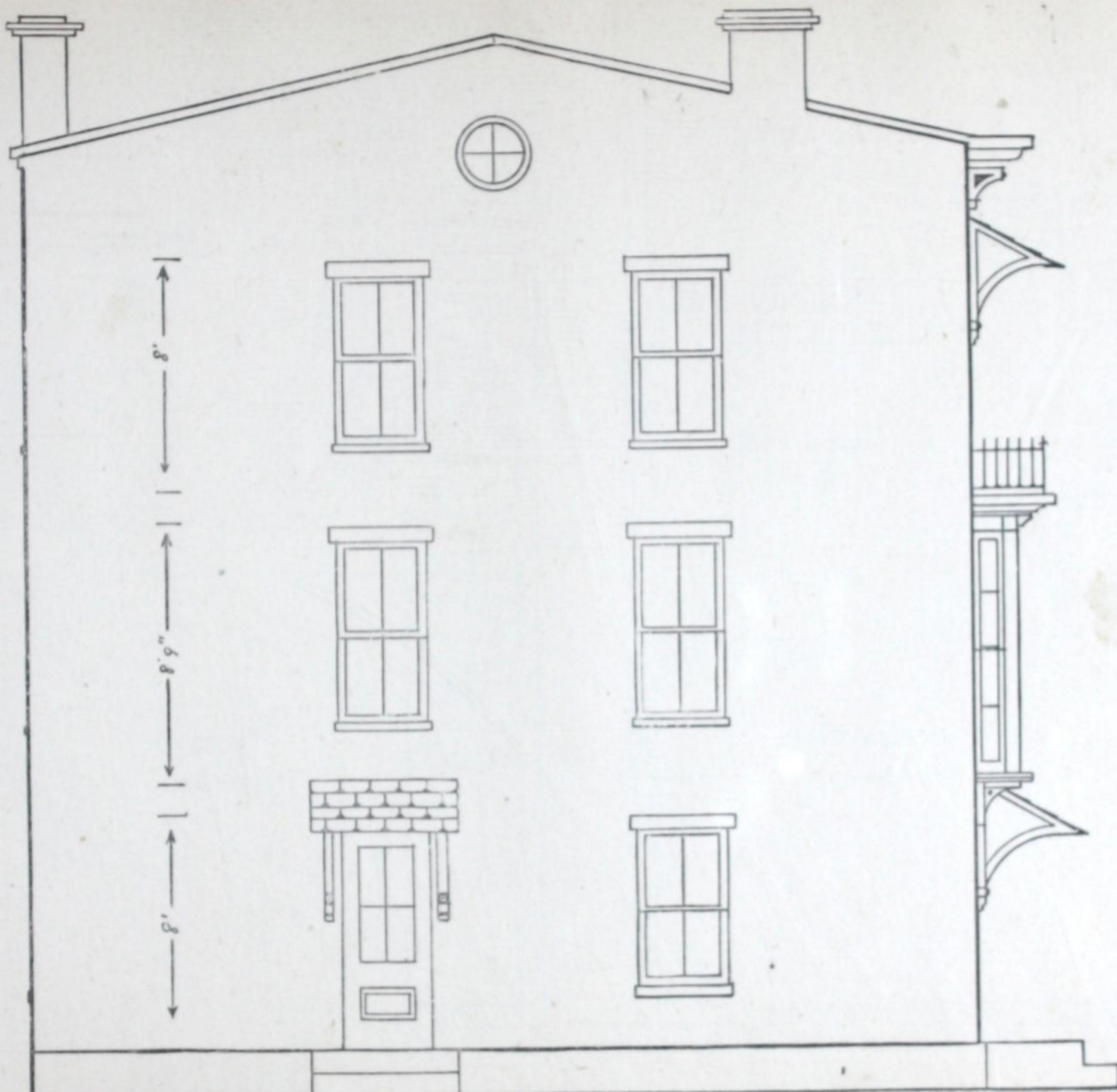
A  
THREE-  
STORY  
BRICK HOUSE  
FOR \$1,450.

(207)



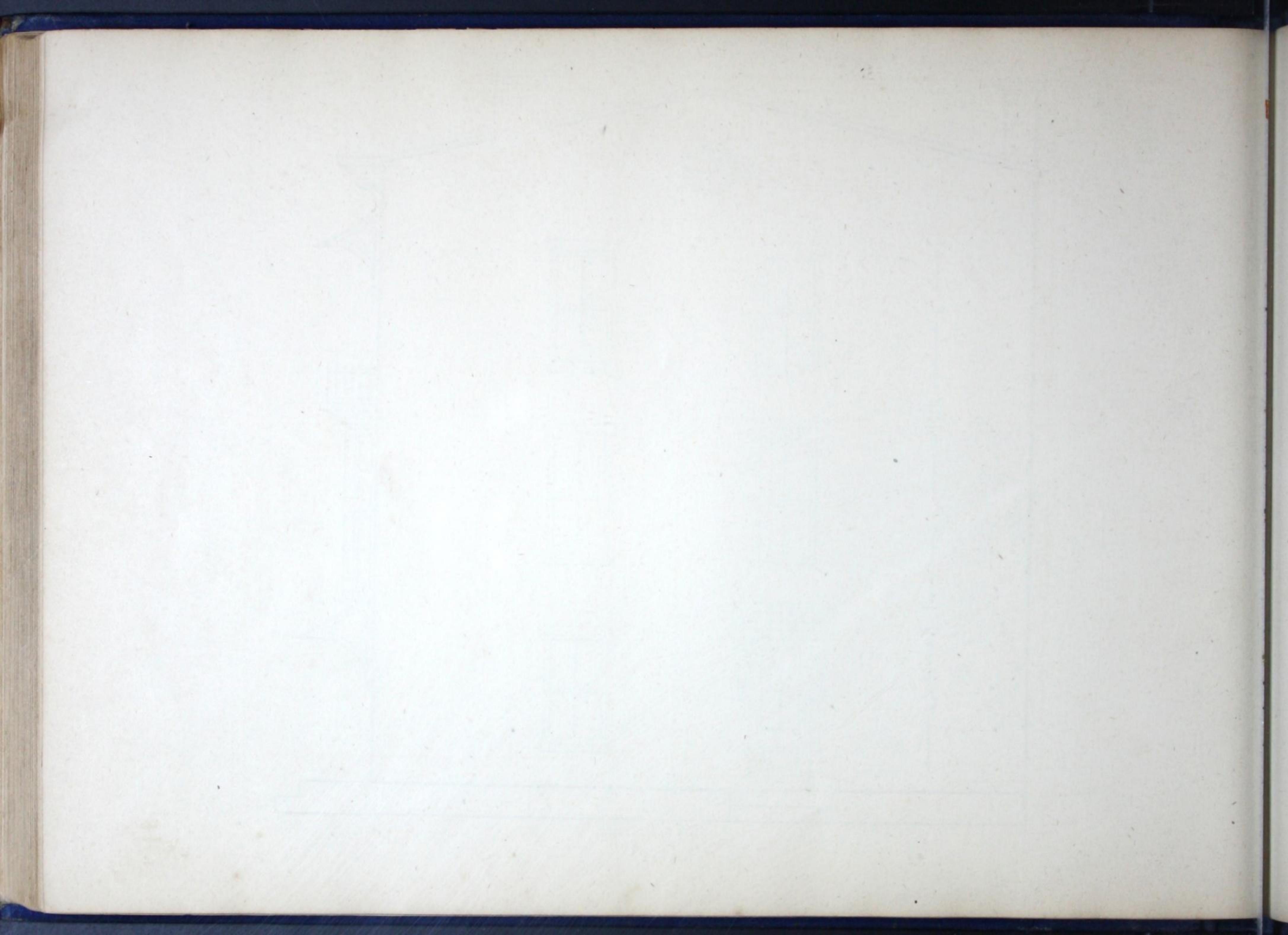
FIRST FLOOR OR BASEMENT,

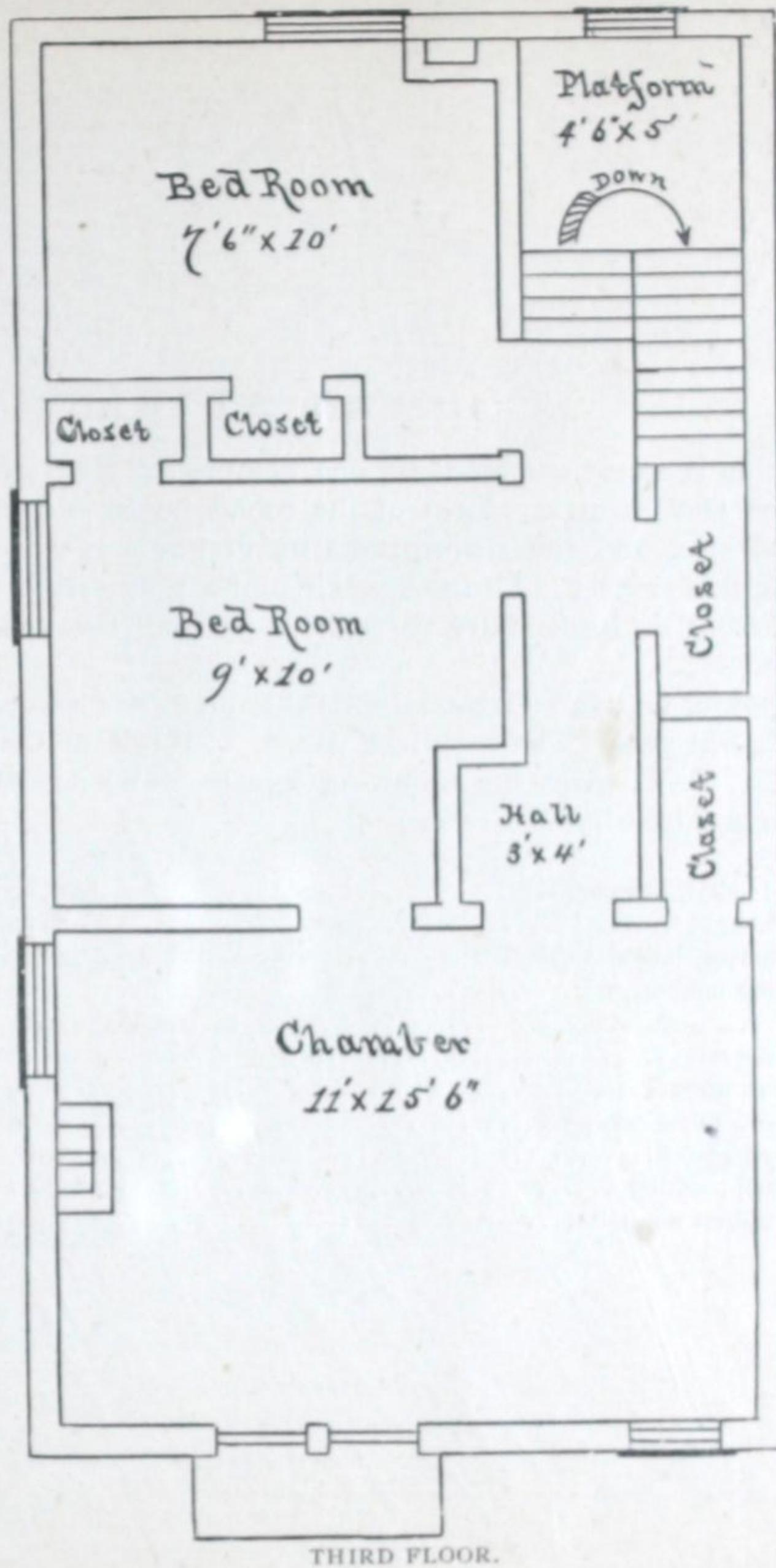
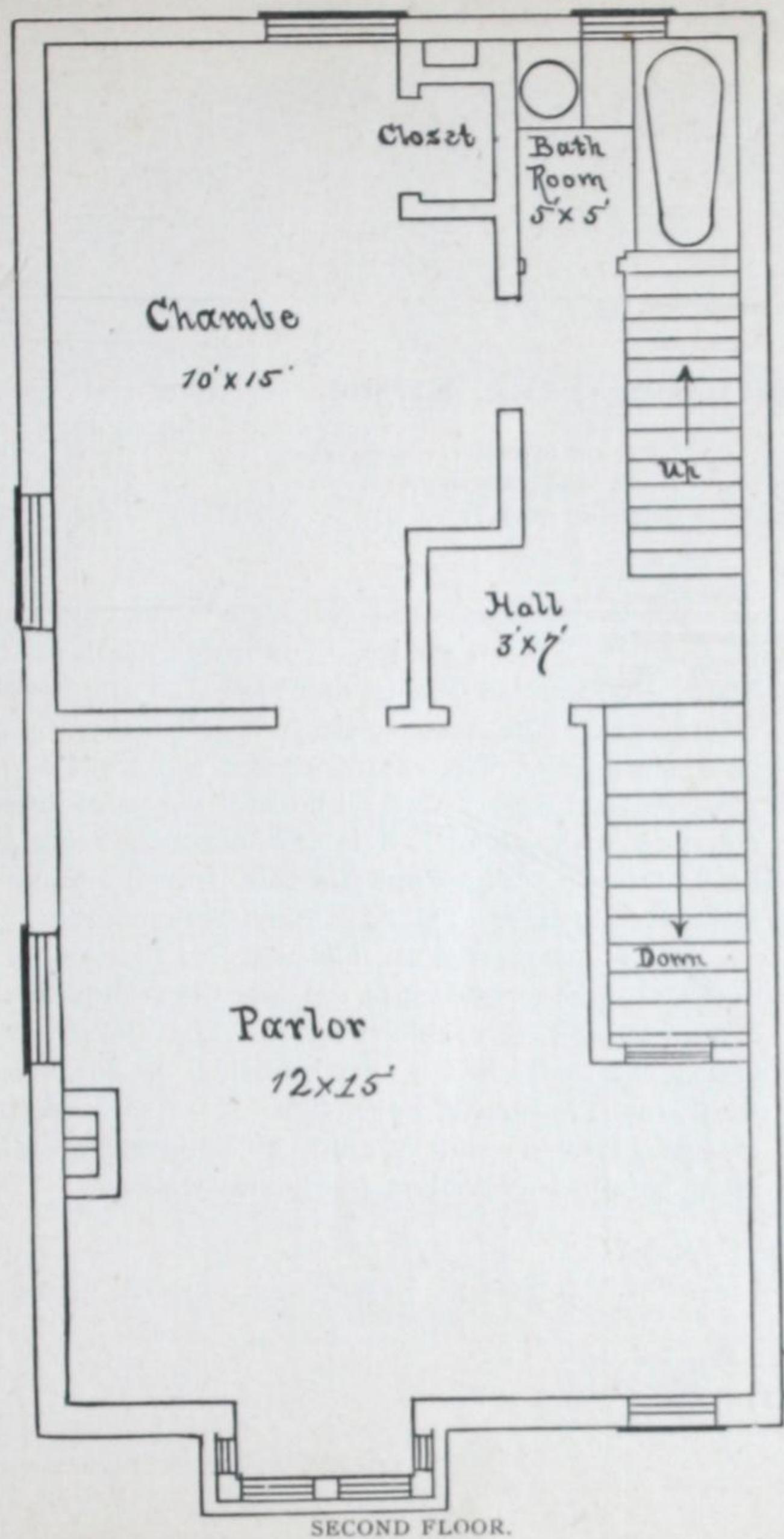




SIDE ELEVATION.

(209)





## AN ATTRACTIVE HOUSE FOR \$1,500.

THIS plan is a very commodious one, comprising eight rooms, a bath-room and an attic. Most of the rooms, moreover, are of very liberal size, and the sitting-room on first floor is especially desirable in this respect. All the upper rooms are accessible from either the front or back stairway, without passing through any other room.

This house, or one substantially on this plan, was erected at Cato, N. Y., last year. The architect, Mr. S. V. White of Oneida, Madison Co., N. Y., gives the following figures, which are stated to be the actual cost in most cases :

Cost of cellar, complete.....	\$115.00
Coarse lumber.....	96.00
Pine lumber, lath and shingles .....	320.00
Black ash lumber.....	45.00
Doors.....	31.00
Front doors.....	13.00
Inside shutters.....	33.00
Nails and other hardware.....	45.00
Windows glazed.....	31.25
Paint and painting.....	115.00
Black walnut for stairs.....	35.00

Grate and mantel.....	40.00
Mortar and plastering.....	125.00
Carpenter work.....	427.81
	<hr/>
	\$1,472.06

The lower rooms are 9 feet high in the clear, and those on the second floor 8 feet 4 inches. The inside finish in the first story is black ash, moulded casings and base ; the dining-room and kitchen wainscoted. The second story is finished with pine, band and base moulding. The doors, except the front doors, are of No. 1 pine, finished with "hard oil finish;" the front doors are chestnut, trimmed with walnut. The inside shutters are No. 1 pine, with hard oil finish. The front staircase is open, and has walnut newel, rail and balusters. The back stairs are enclosed.

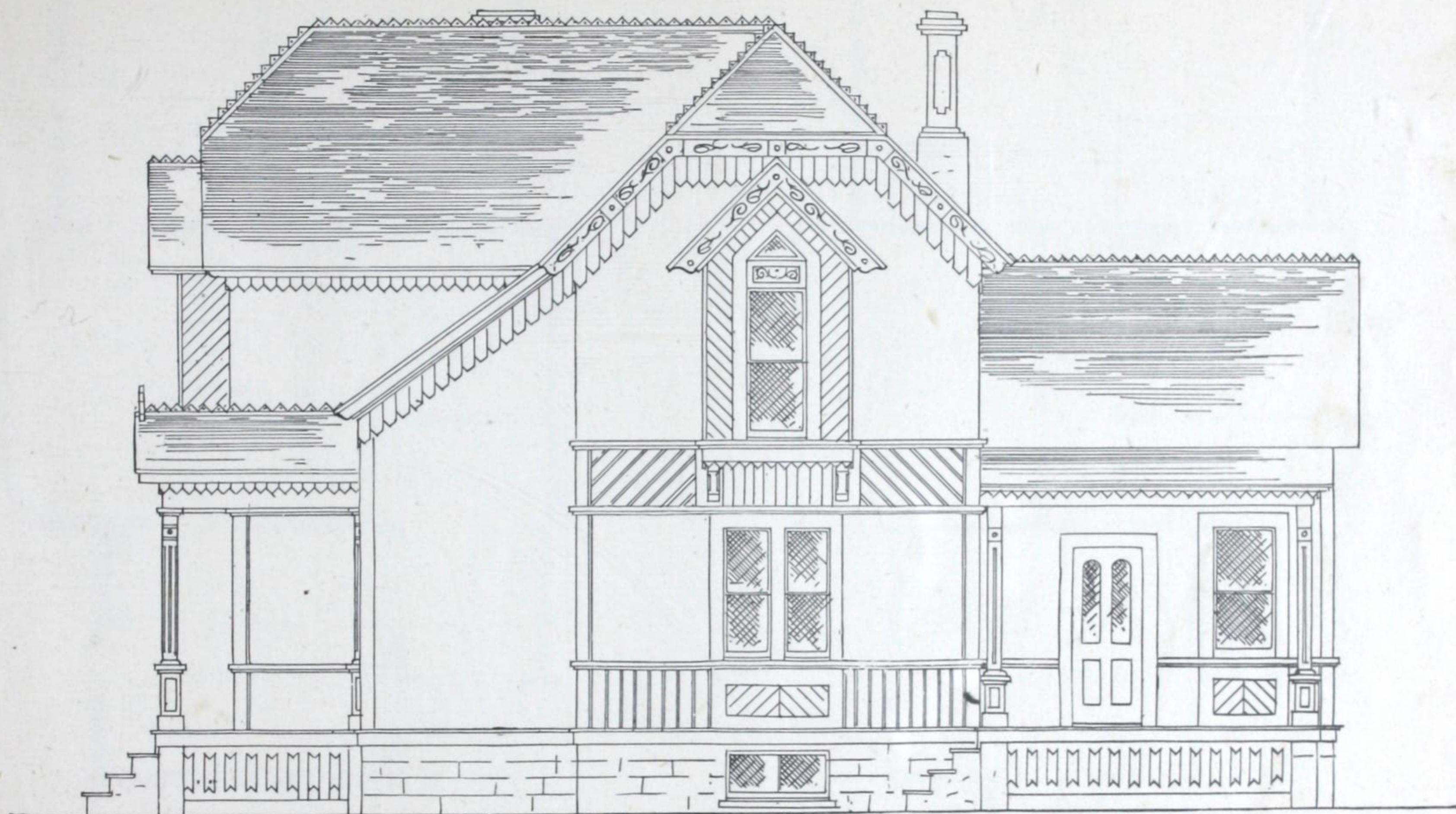
The house erected on this plan was painted in two shades of green, trimmed with bright red, and the sash painted dark, making a marked and agreeable contrast. The elevations show that the house externally has a very pleasing appearance, quite beyond what would ordinarily be expected from so moderate an estimate of cost. Such a result can only be achieved by judicious management, careful supervision, and honest work.



FRONT ELEVATION.

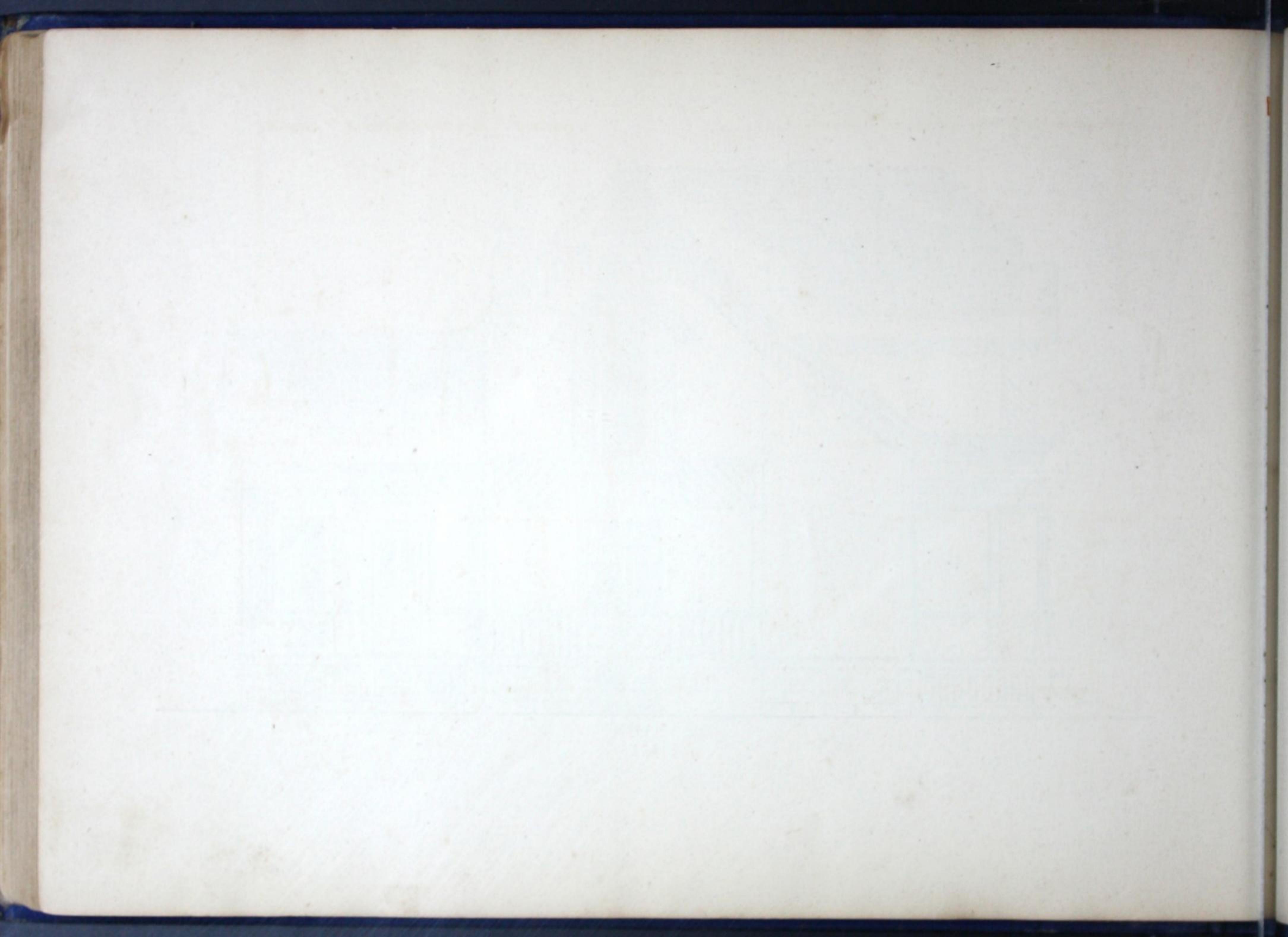
AN  
ATTRACTIVE  
HOUSE  
FOR \$1,500.

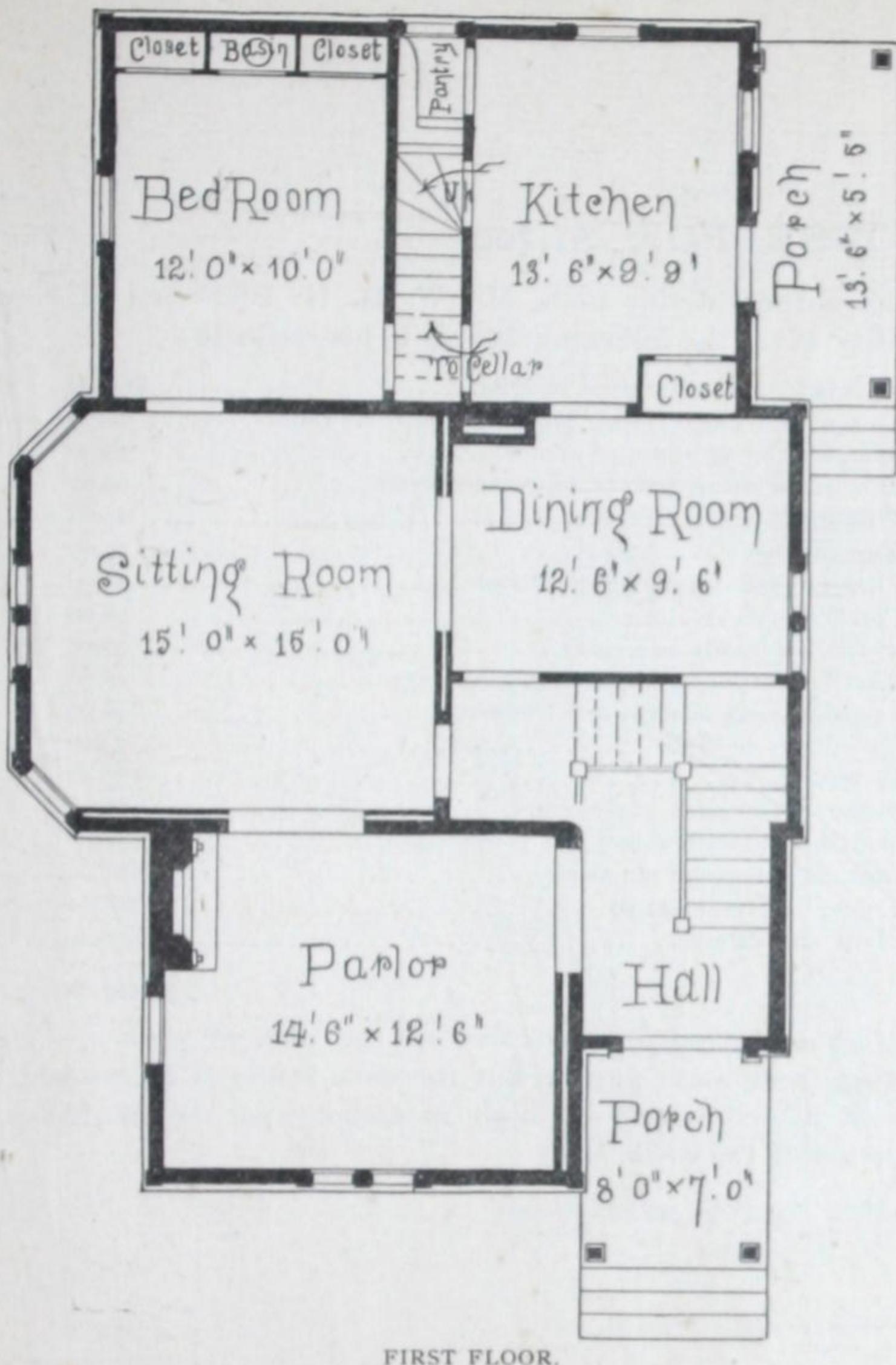




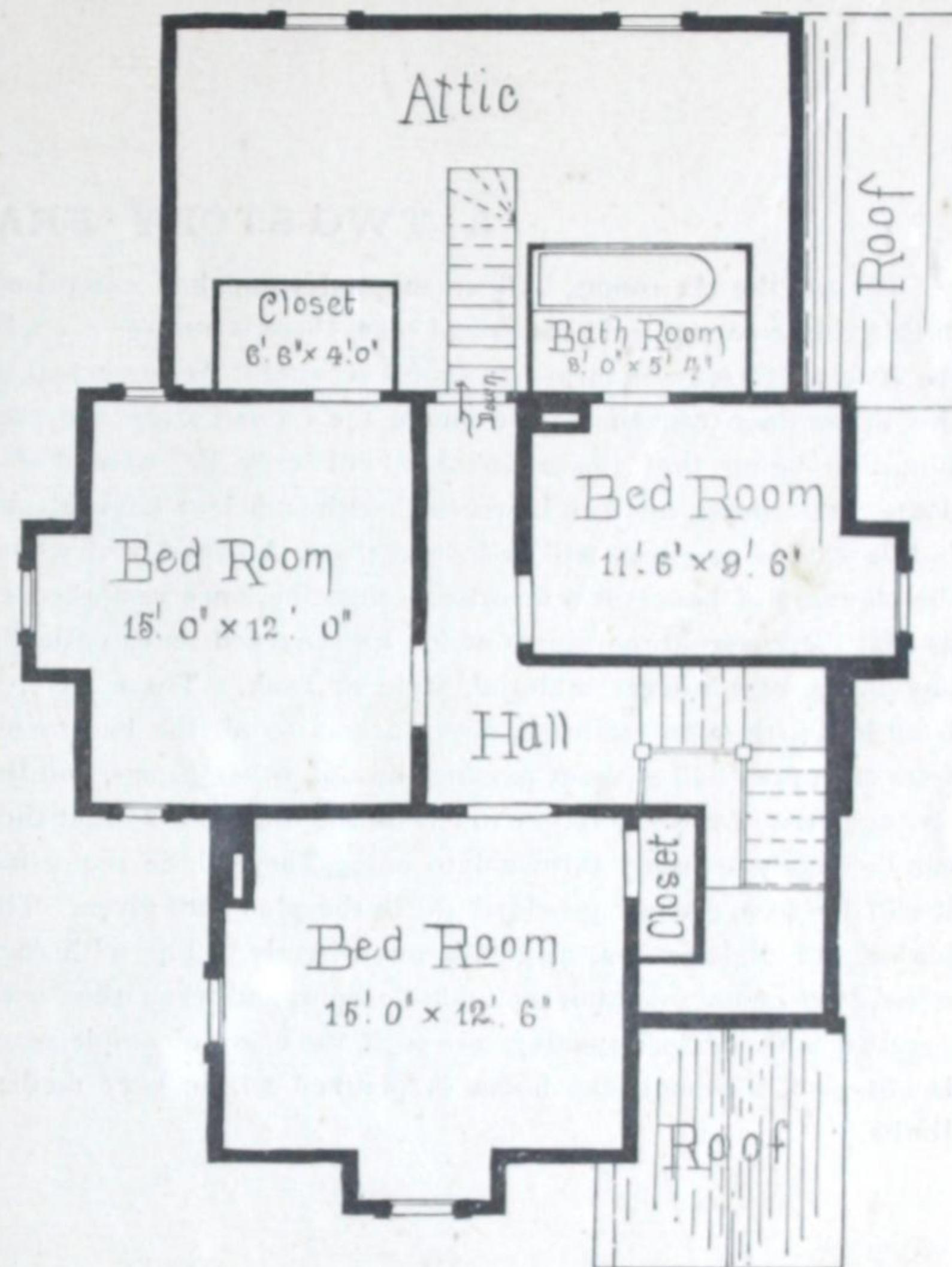
SIDE ELEVATION.

(215)





FIRST FLOOR.



SECOND FLOOR.

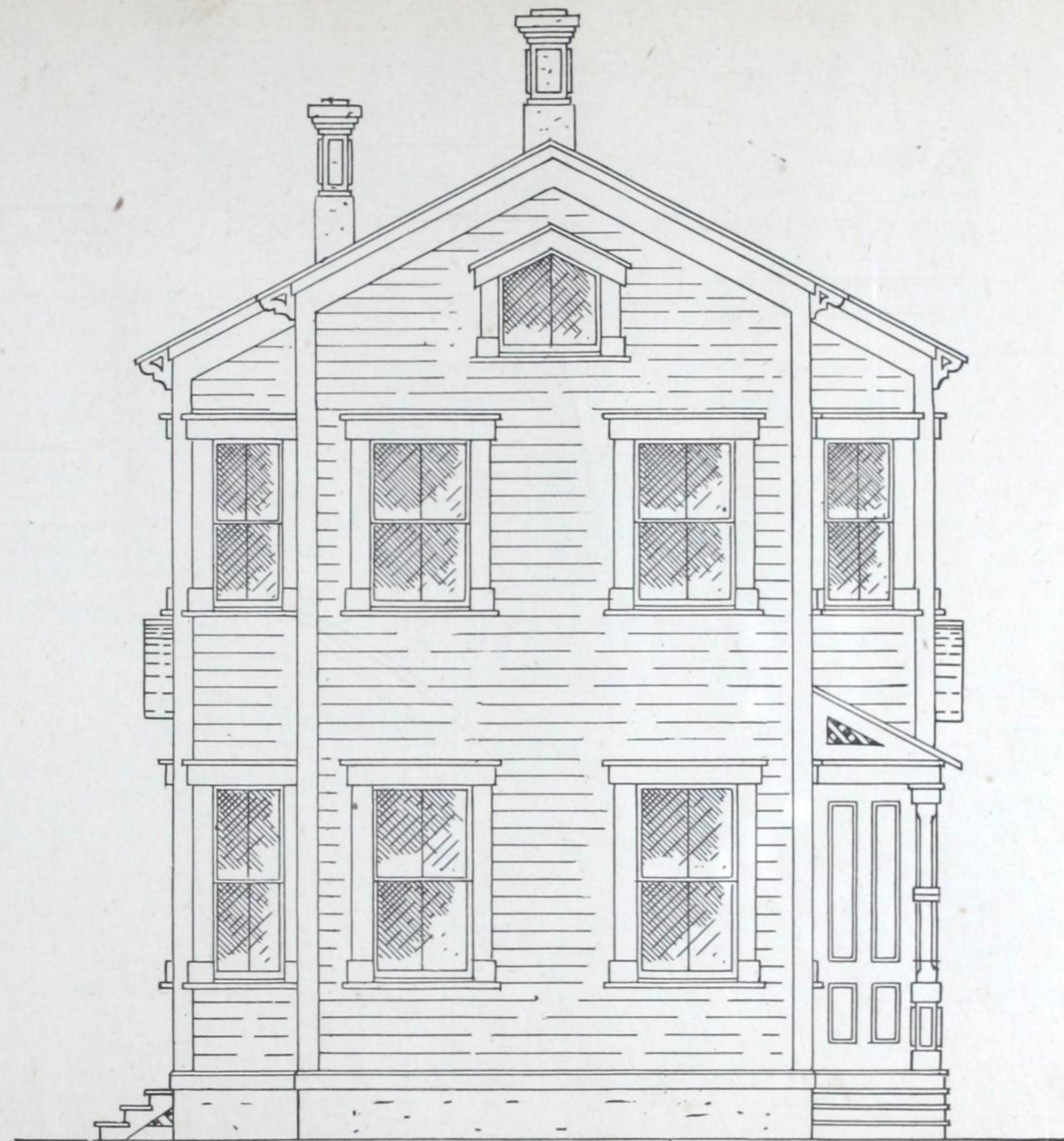
## A TWO-STORY FRAME HOUSE FOR \$1,200.

BESIDES the six rooms, bath-room, pantry and hall comprised in this very compact and economical plan, there is storage room in the attic which may be turned to useful account. Access is had to this upper floor from the bath-room in the second story, the presumption being that the attic-room will only be wanted for domestic purposes, and can be reached with sufficient convenience in this way, as no guests will be lodged there. A friend, with whom the planning of houses is a favorite occupation, once remarked to us that there were three points which he regarded as essential in any house, of whatever material, style or rank. These were, a front hall with open staircase, direct access to all the bed-rooms from the upper hall without passing through other rooms, and the arrangement of the two larger rooms on the first floor so that they can be wholly or partly thrown into one. These three requisites, it will be seen, are all provided for in the plan here given. The parlor and dining-room, although not directly in line with each other, have communication by a double door, and when thus used together with the hall opening into each, the effect of ample space is obtained, although the house is planned within very modest limits.

The author of this plan, Mr. W. H. H. Blackman of New York City, gives the following figures in his estimate:

Foundation and excavation of cellar.....	\$65.00
Timber for balloon frame, joists, studding and rafters.....	70.00
Shingles (10,000) and roof boards.....	50.00
Lumber for corner boards, base and porches.....	60.00
Cornice, 88 feet.....	25.00
Two chimneys .....	55.00
Flooring, 1500 feet @ \$22 per 1000.....	33.00
Porches.....	38.00
17 window frames and glass.....	90.00
Two outside doors, casings and trimmings.....	28.00
14 inside doors, casings and trimmings.....	48.00
Two flights of stairs.....	35.00
Plastering.....	175.00
Painting, two coats.....	110.00
Bath tub and water-closet and plumbing.....	50.00
Sink and pump and plumbing. ....	25.00
Labor, 64 days, at \$2.50.....	160.00
Nails and extras.....	70.00
	<hr/>
	\$1,187.00

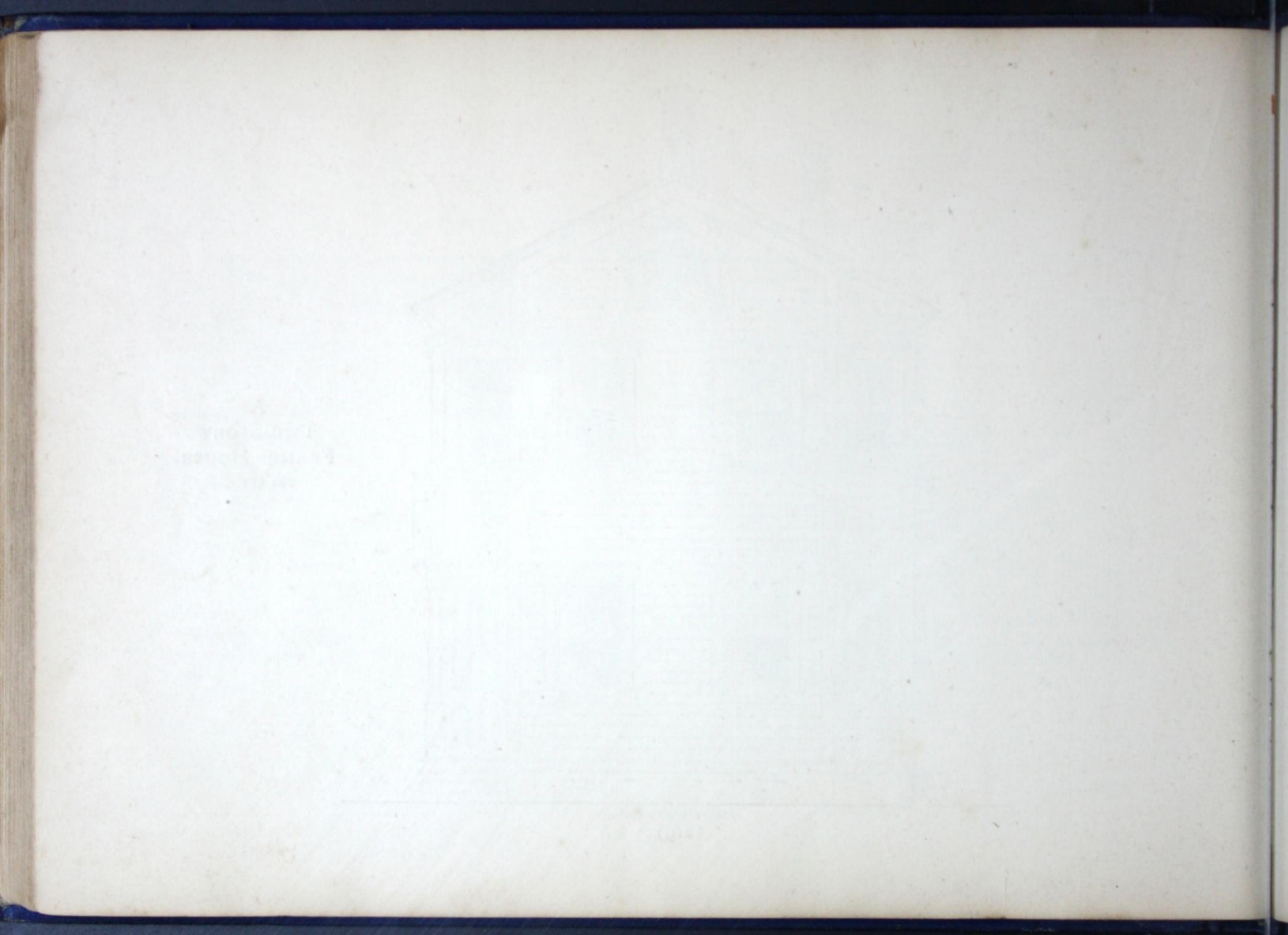
It would be possible to carry out the plan at even a slight reduction from these figures, but the round sum of \$1,200 which has been named is not too high an estimate for the satisfactory completion of the work.



FRONT ELEVATION.

(219)

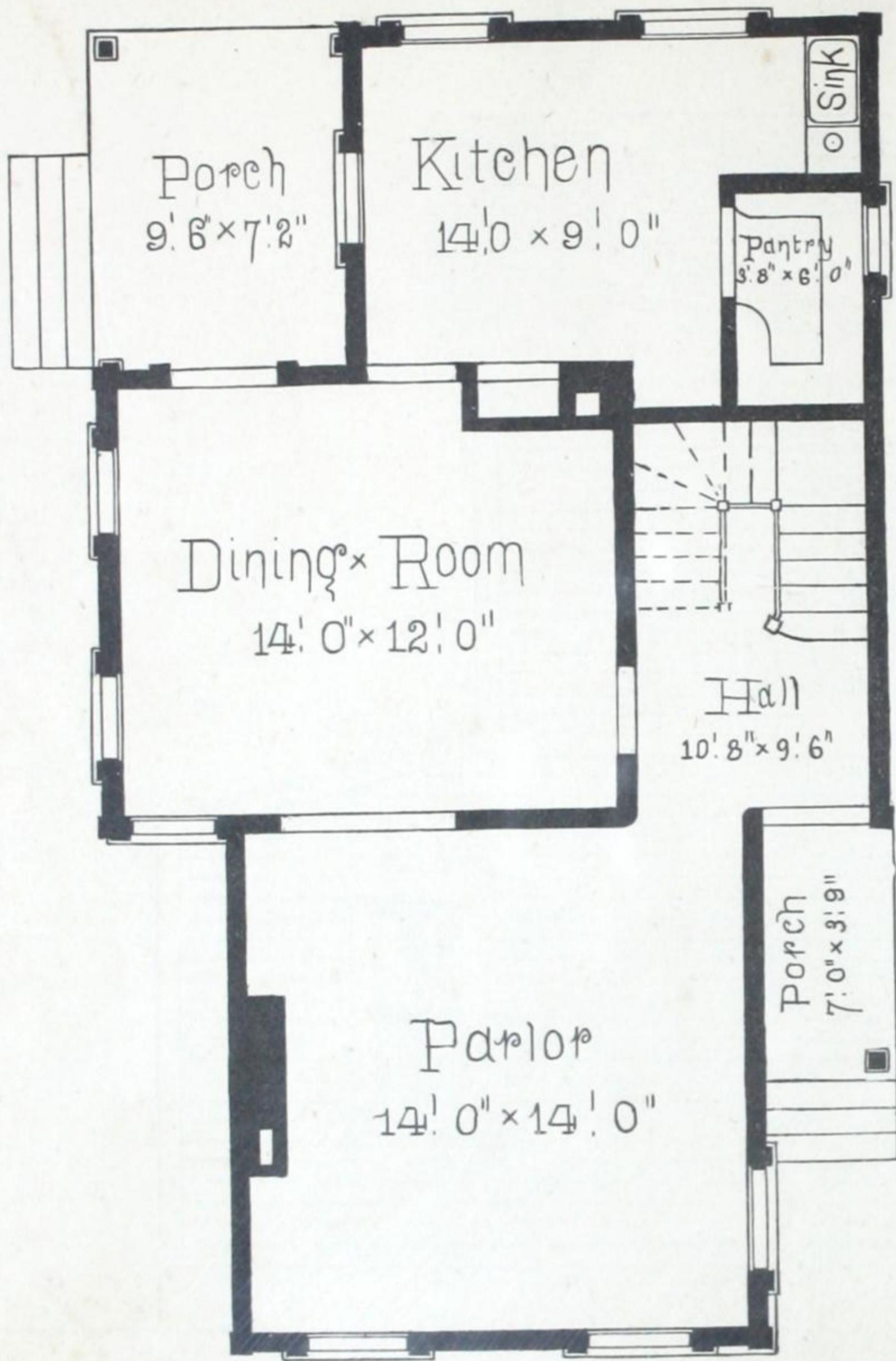
A  
Two-Story  
Frame House  
FOR \$1,200.



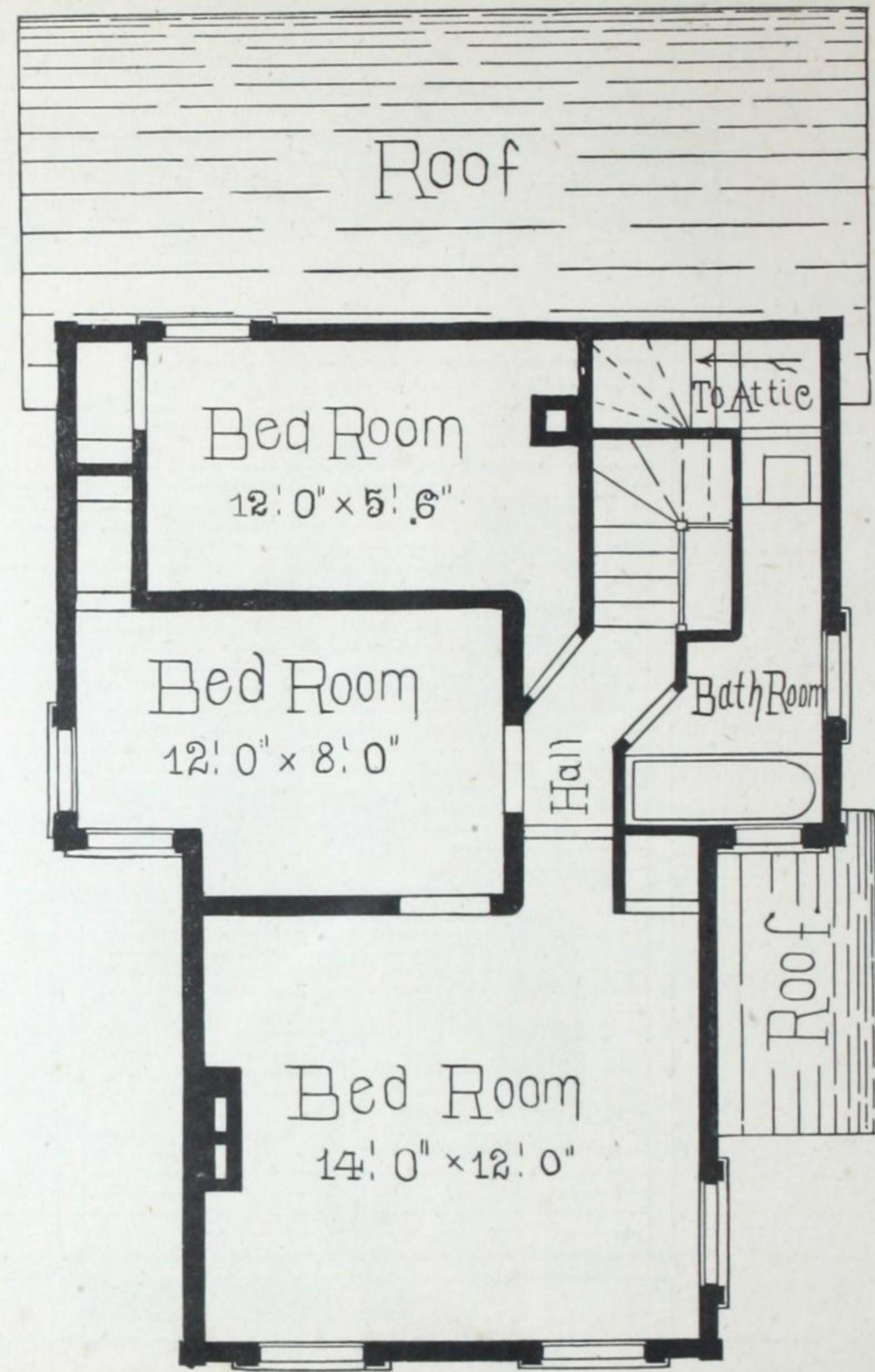


SIDE ELEVATION.

(221)



FIRST FLOOR.

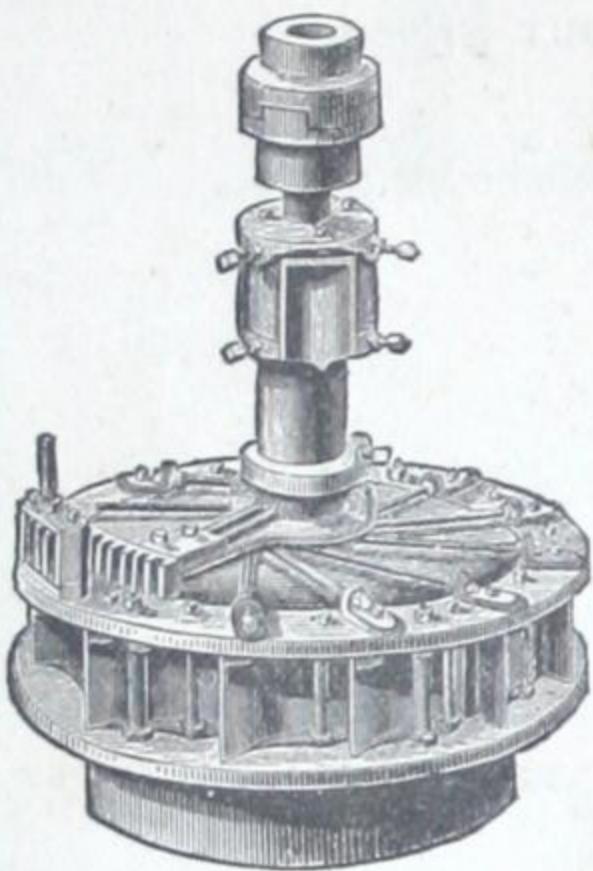


SECOND FLOOR.

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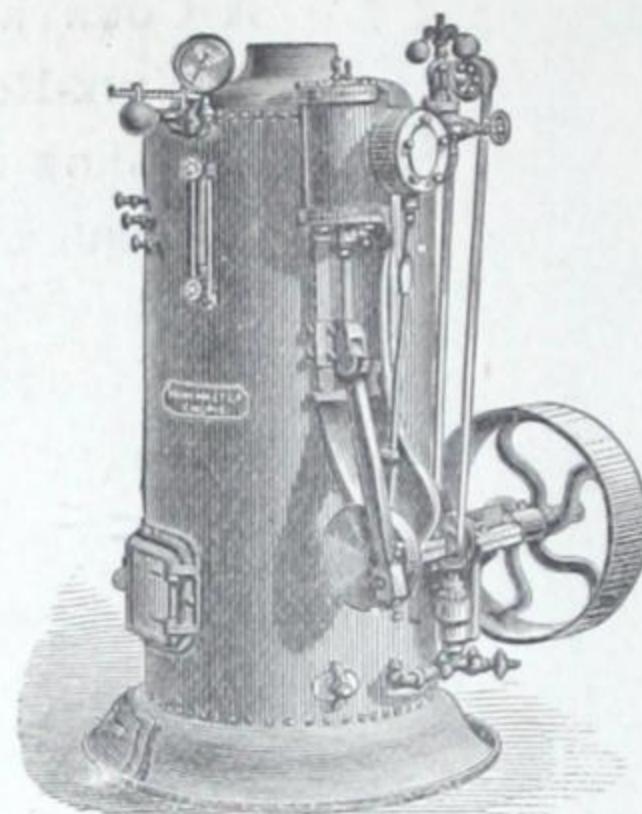
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